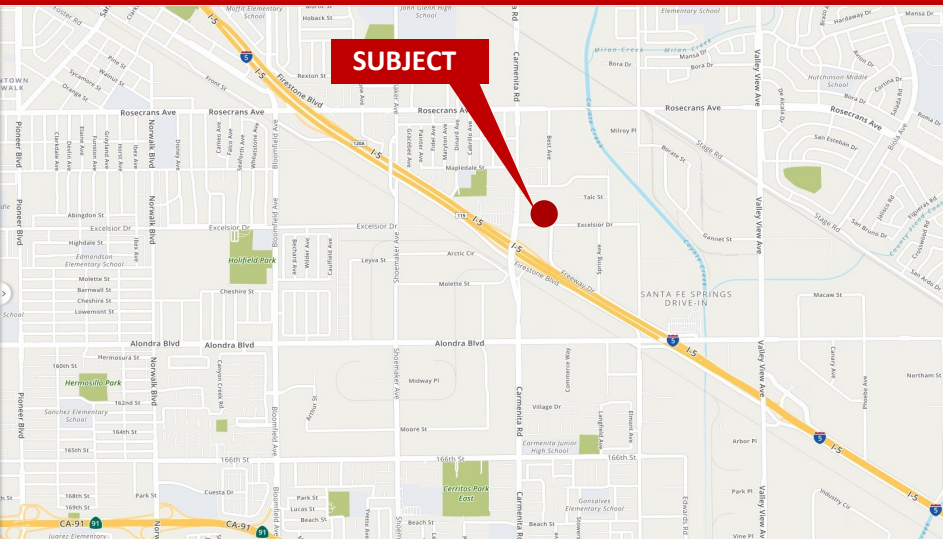




AVAILABLE FOR LEASE:

8,800 sq. ft. Freestanding Bldg
 13515 Excelsior Dr.
 Norwalk, CA 90650



Highlights:

- 8,800 sq. ft. freestanding building
- 1,376 sq. ft. of office
- Two (2) ground-level doors
- 12' minimum ceiling height
- 200 Amps, 240 Volts, 1 Phase (verify)
- Excellent location
- Immediate access to the 5, 91 and 605 freeways
- M-2 Zoning
- 14 parking spaces
- Newly installed HVAC unit
- Lease Rate: \$1.45 per sq. ft. Gross
- Available March 1, 2025

For more information or to schedule a tour, please contact:

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* Tenant to verify all information contained herein *



COMMERCIAL BROKERAGE
 16700 Valley View Ave, Suite 270 | La Mirada, CA 90638

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 Inccommercialbrokerage.com

NOT A PART

NOT A PART

GL Door

13515 Excelsior

WH RR

1,376 Sq. Ft. Office

GL Door

Fence/Gate

Excelsior Dr.

*** Not to Scale ***



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