



**3949 W. 70th Street at
Jewella Avenue (SW Corner)
2.0 - 32.35 +/- Acres**

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Sealy Real Estate Services
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Property Details

Land Area	2.00 - 32.35 Acres
Monthly Lease Rate	\$1,800 / acre
Lease Rate Annual	\$0.496 psf
Lease Type	Gross
Zoning	I-2
Land Splits Available	Yes
Adjacent Parcels	Yes
Lot Depth and Frontage	(D) 1,042' / (F) 1,053'

Property Overview

Vacant gravel rocked yard land lots available for lease. Great potential use for truck parking and/or equipment and miscellaneous industrial storage. Excellent location with easy access to major thoroughfares. It can be subdivided and there are adjacent lots available.

The property is logistically situated within an ideal location. It's located just off the west side of Jewella Avenue and sits less than two miles from both I-20 and LA 3132 Innerloop. I-49 is located less than 3 miles east. It sits within an opportunity zone.





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Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	2 - 10.75 Acres	Lease Rate:	\$1,800 Acre/month

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ Yard A	2.5 Acres	Gross	\$1,800.00 Acre/month	2.5-acre gravel yard available for lease, well-suited for truck parking, equipment storage, or industrial use. Flexible layout with subdivision potential and convenient access to major thoroughfares.
■ Yard B	3.1 Acres	Gross	\$1,800.00 Acre/month	3.1-acre gravel yard offering flexible use for truck parking, equipment, or industrial storage. Can be subdivided, with easy access to major roadways and nearby adjacent land.
■ Yard C	2 Acres	Gross	\$1,800.00 Acre/month	2-acre gravel yard ideal for truck parking or equipment storage. Efficient, manageable size with subdivision options and quick access to major thoroughfares.
■ Yard D	6.5 Acres	Gross	\$1,800.00 Acre/month	Expansive 6.5-acre gravel yard available for lease, ideal for large-scale truck parking or industrial storage. Flexible configuration with subdivision potential and strong access to major routes.
■ Yard E	5.5 Acres	Gross	\$1,800.00 Acre/month	5.5-acre gravel yard suited for a range of industrial uses including truck parking and equipment storage. Subdividable with access to adjacent lots and major thoroughfares.
■ Yard F	10.75 Acres	Gross	\$1,800.00 Acre/month	10.75-acre gravel yard available for lease, ideal for large-scale truck parking, equipment laydown, or industrial storage. Offers flexible configuration with subdivision potential, adjacent land availability, and convenient access.