

FOR LEASE



Lease Rate: \$0.57 / SF / Mo.

Available: ±20,034 SF - 39,174 SF
(±0.46 - 0.90 AC) of Industrial Land

PROPERTY DETAILS

- Additional ±10,017 SF of North-East Quadrant Available June 1, 2026
- ±2,129 SF Warehouse with Office, Restroom, and Shower
- ±2,140 SF 3-bay Mechanics Garage:
 - 17' Clear Height
 - 3-phase Power
- Secure and Paved Yard with two (2) Gated Entrances off Alondra Blvd
- COMH Zoning (Heavy Manufacturing)
- Existing CUP for Commercial Vehicle Sales
- Access to Air Compressor & 300 Gallon Oil Container
- Immediate Access to the 91, 710, and 105 Freeways



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

BRETT FRUCHT

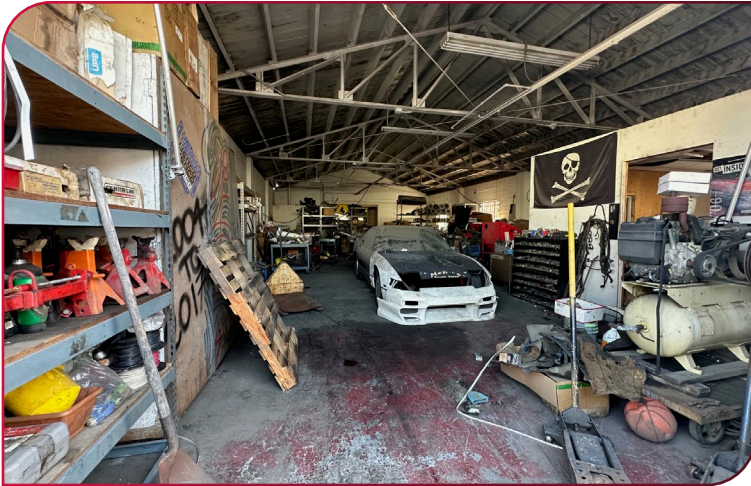
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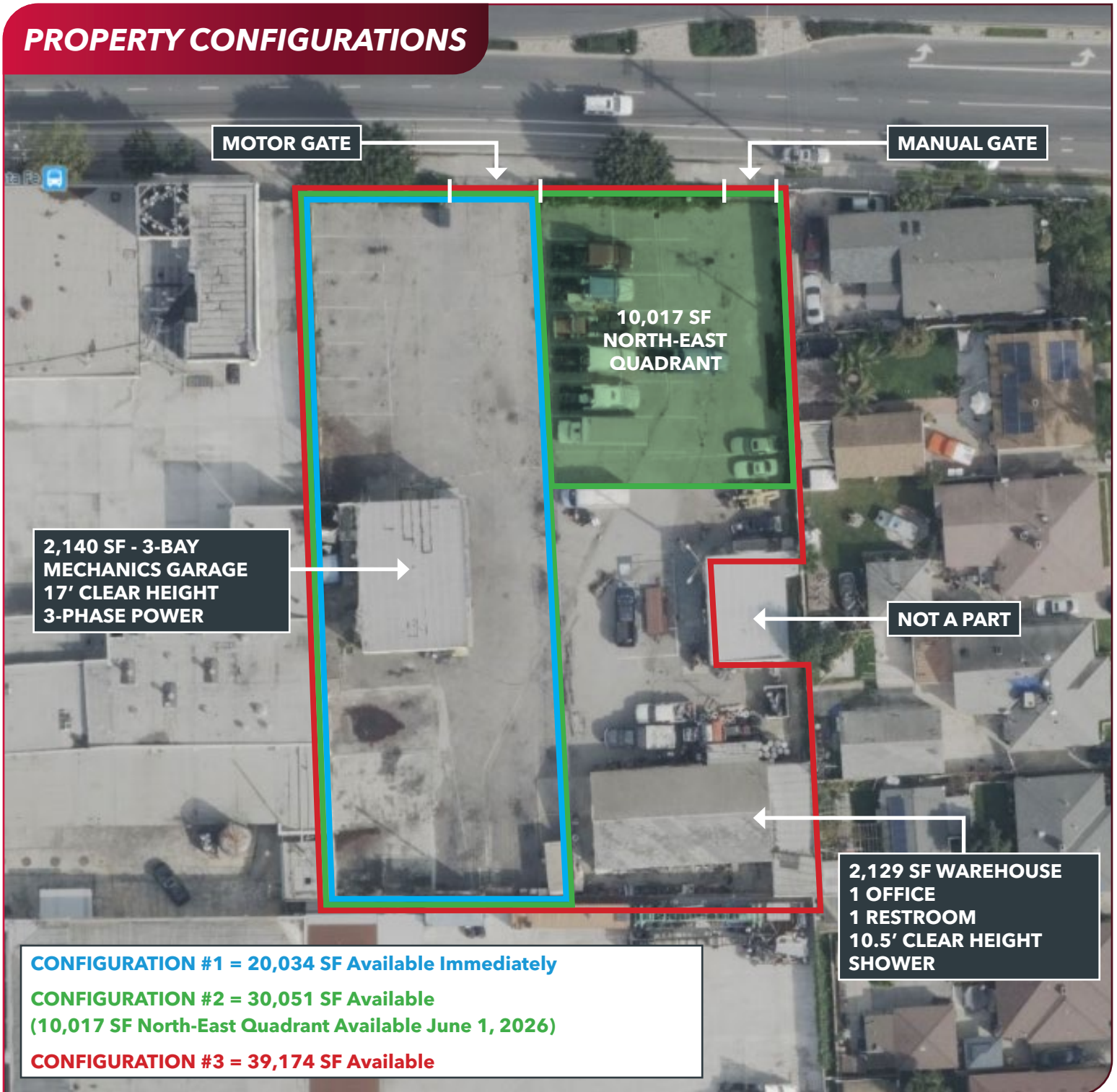
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PROPERTY CONFIGURATIONS



MOTOR GATE

MANUAL GATE

**10,017 SF
NORTH-EAST
QUADRANT**

**2,140 SF - 3-BAY
MECHANICS GARAGE
17' CLEAR HEIGHT
3-PHASE POWER**

NOT A PART

**2,129 SF WAREHOUSE
1 OFFICE
1 RESTROOM
10.5' CLEAR HEIGHT
SHOWER**

CONFIGURATION #1 = 20,034 SF Available Immediately
CONFIGURATION #2 = 30,051 SF Available
(10,017 SF North-East Quadrant Available June 1, 2026)
CONFIGURATION #3 = 39,174 SF Available

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