

# Industrial Building FOR SALE

16049

Stephens St  
City Of Industry, CA 91745

104,313 SF



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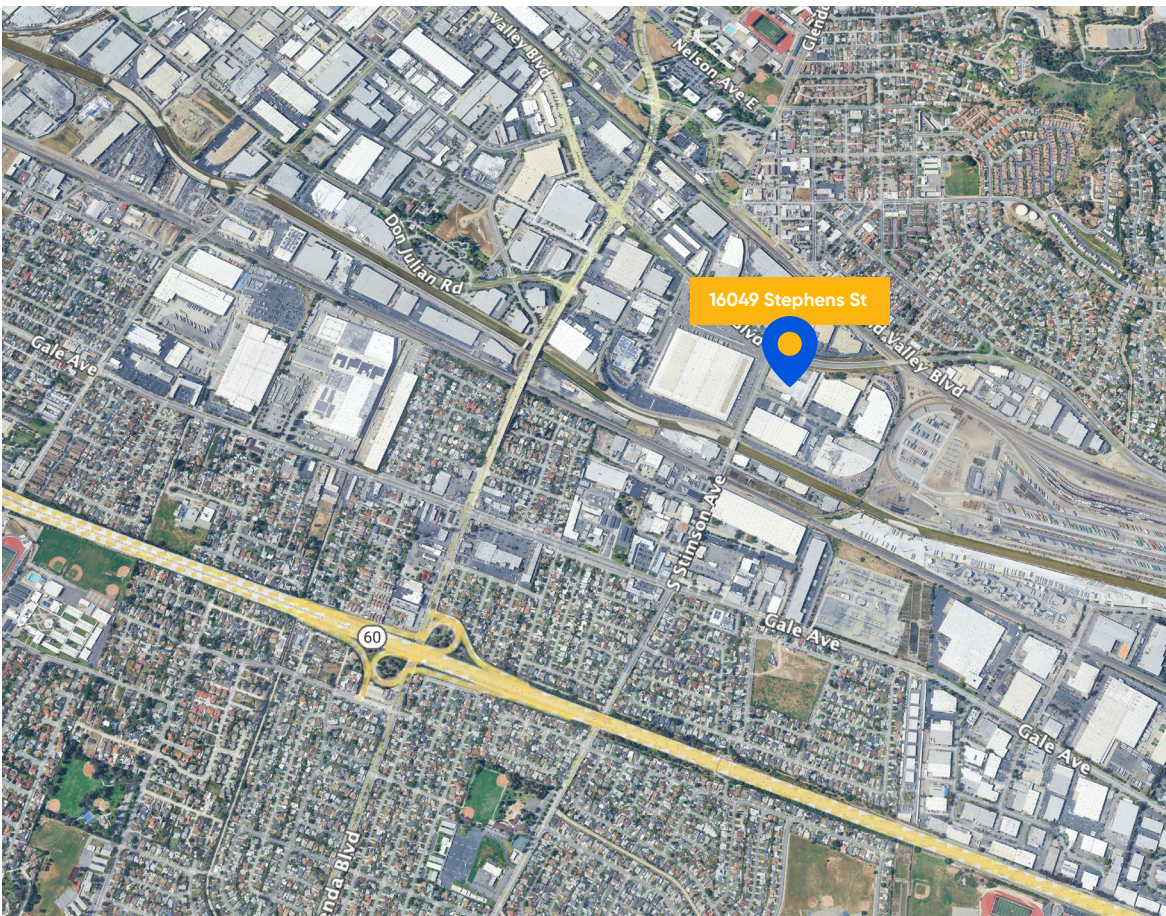
# Property Highlights

- Building Size: 104,313 SF
- 6,320 SF Office Space; 97,993 SF Warehouse Space
- 5.31 AC
- 11 Bridge Cranes (2, 5 & 10-ton)
- Docks: 3
- Drive Ins: 3 tot./8' w x 12' h
- Building Height: 24'
- 64 Surface Spaces
- Year Built: 1969
- Zoning I
- New roof with a 20 year warranty
- Power is approximately 4,000 Amps
- Sea Bright Solar Power System Installed





Cresa is pleased to offer for sale  
**16049 Stephens St,**  
a stand-alone facility spanning over  
104,313 square feet and located in the  
heart of California.



Strategically situated at 16049 Stephens St, this property offers unmatched access to major transportation routes including the 60, 57, and 605 Freeways, ensuring seamless connectivity throughout the Greater Los Angeles area. Located within one of Southern California's most active industrial hubs, the site benefits from proximity to key logistics and distribution centers, ports, and a robust labor pool. This central location is ideal for businesses seeking efficiency, visibility, and operational convenience.



16049



**31.7 Miles**  
From Santa Monica  
Airport



**37.9 Miles**  
From Port of  
Los Angeles



**34.1 Miles**  
From LAX Airport

16049 Stephens St



MARKET

**785 M SF** in Inventory

**7.7%** Vacancy Rate

**\$13.17/SF** Rental Rate

cresa



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# For More Information



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**cresa** ::