



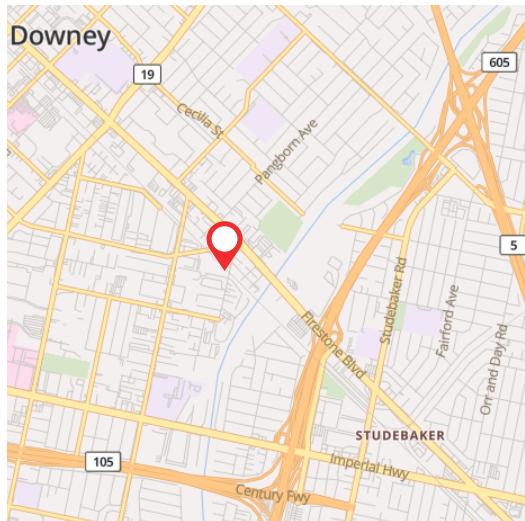
## 10,293 SF CLASS A - INDUSTRIAL FOR LEASE

9848 FIRESTONE BLVD.  
DOWNEY, CA 90241

**\$1.49 NET**

- \$0.31 Net Expenses
- 1,160 SF Ground Floor Office
- 1,277 SF Mez Storage included in total SF
- 3.50% Base Rent Increases
- 5 yr Minimum Term

### LISTING FEATURES



- 22 Exclusive & Reserved Car Parking (21 standard & 1 handicap)
- 24' Clear
- Built in 1999
- Dock & Ground Level Loading - Overnight 60' Concrete Truckwell
- Net Expenses Include Taxes, Insurance, & CAM
- .45/3000 Sprinklers w/ Smoke Vents; 400 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity
- Natural Gas Stubbed; 2" Heavy Duty Water Service
- Experienced Landlord w/ Additional Buildings for Expansion
- Excellent Freeway Access
- Live Video Surveillance Monitoring & Gated Park
- Secured Side Yard
- 90 day Occupancy

**LYONS & LYONS PROPERTIES**  
**Chuckie Lyons - Broker Lic. 00625110**  
**Colin O'Brien - Broker Lic. 02145353**

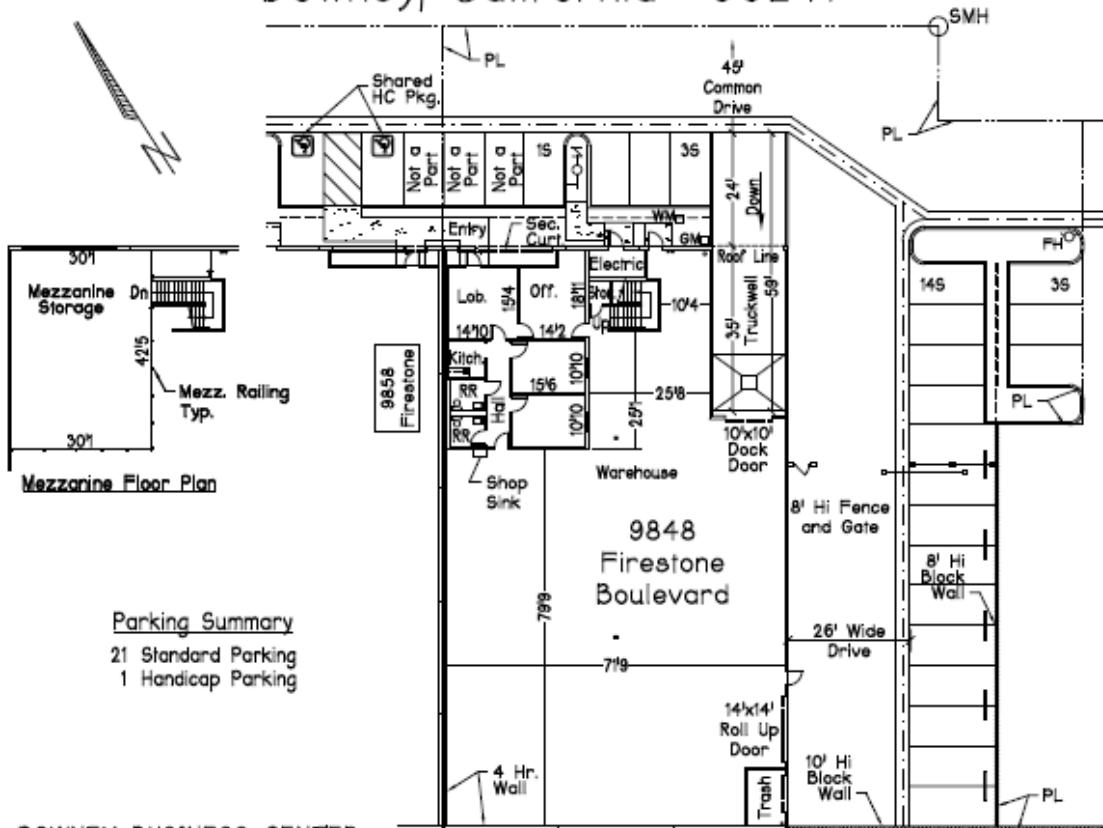


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9848 Firestone Blvd.  
Downey, California 90241



## DOWNY BUSINESS CENTER

- \*Quality Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Features, Developed by Lyons & Lyons Properties.
- \*Loading: Overnight 59' Concrete Truckwell Dock w/ Large 104' Turnaround Radius; 10'x10' Dock High Door & Clear Path to Common Drive; (1) 14'x14' Ground Level Door.
- \*Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); .45/3000 Fire Sprinklers; Foiled Ceilings; 24'0" Clear Height; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; Skylights w/ Security Grilles; Antique White Walls; Fluorescent Light Fixtures; Polished and Sealed 5" Thick Reinforced Concrete Slab.
- \*Utility Services: 400 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity; 2" Heavy Duty Water Service; Natural Gas Stubbed.
- \*Ground Floor Office w/ Spacious 9' Ceilings; Central HVAC; Kitchen Unit with Microwave Outlet; Monitoring Windows; Polished Concrete Floor & Vinyl Basecove.
- \*Mezzanine Storage w/ 125 PSF Capacity; VCT Floor & Vinyl Basecove; Can be built-out as Additional Office Subject to City Staff Approval.
- \*Exclusive Parking Stalls; Heavy Duty Asphalt Paving.
- \*Remote Controlled Exterior Metal Office Security Curtains; Secured Concrete Trash Enclosure Vault.
- \*Experienced Landlord with Additional Buildings for Expansion.
- \*Property Zone M1: Light Manufacturing.
- \*Low City Business Fees.

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## RECENT PARK UPGRADES

- New serene/colorful lush landscaping with seasonal changes
- Drought tolerant plants (hybrid tropical/desert plants)
- New irrigation systems for landscaping
- New white roofs – better for keeping warehouse cool
- New curb mounted smoke hatch vented skylights
- New roll down doors to enclose truck docks
- Electric and manual roll down gates for exterior of glass storefronts
- New HVAC units
- New exterior power pack lighting
- New security cameras & AI monitoring system
- Two entrance gates secure park during off hours

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