

FREESTANDING INDUSTRIAL BUILDING **FOR LEASE**

±10,000 SF Warehouse | Fenced Yard | 4 Ground-Level Doors



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PROPERTY OVERVIEW

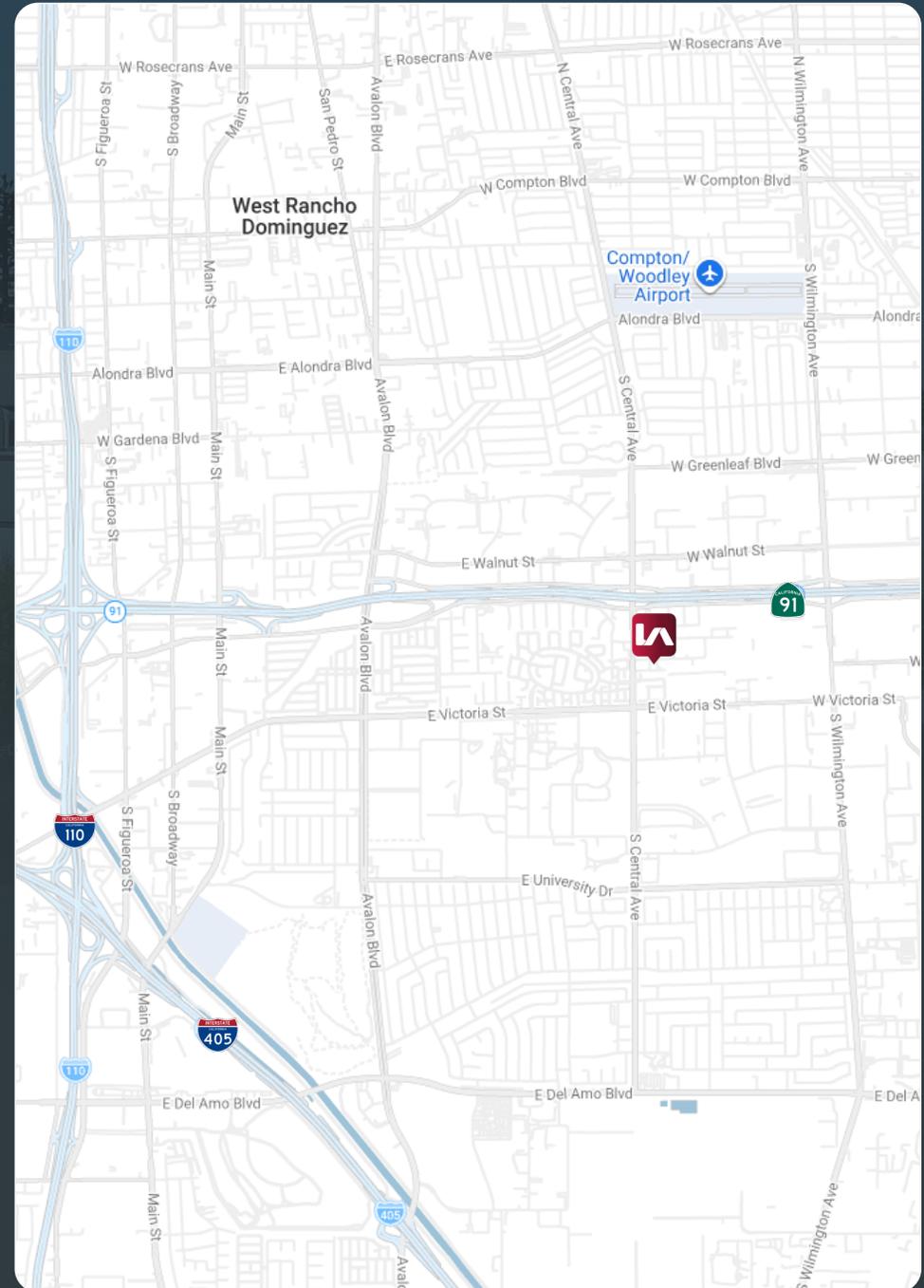
Lee & Associates is pleased to present 1816-1850 Kona Drive, a $\pm 5,000$ - $10,000$ square foot freestanding industrial facility located in the highly functional Compton submarket of Los Angeles. Situated on approximately ± 0.55 acres, the property features a secured, fenced concrete yard, and heavy power which is ideal for a wide range of industrial users.

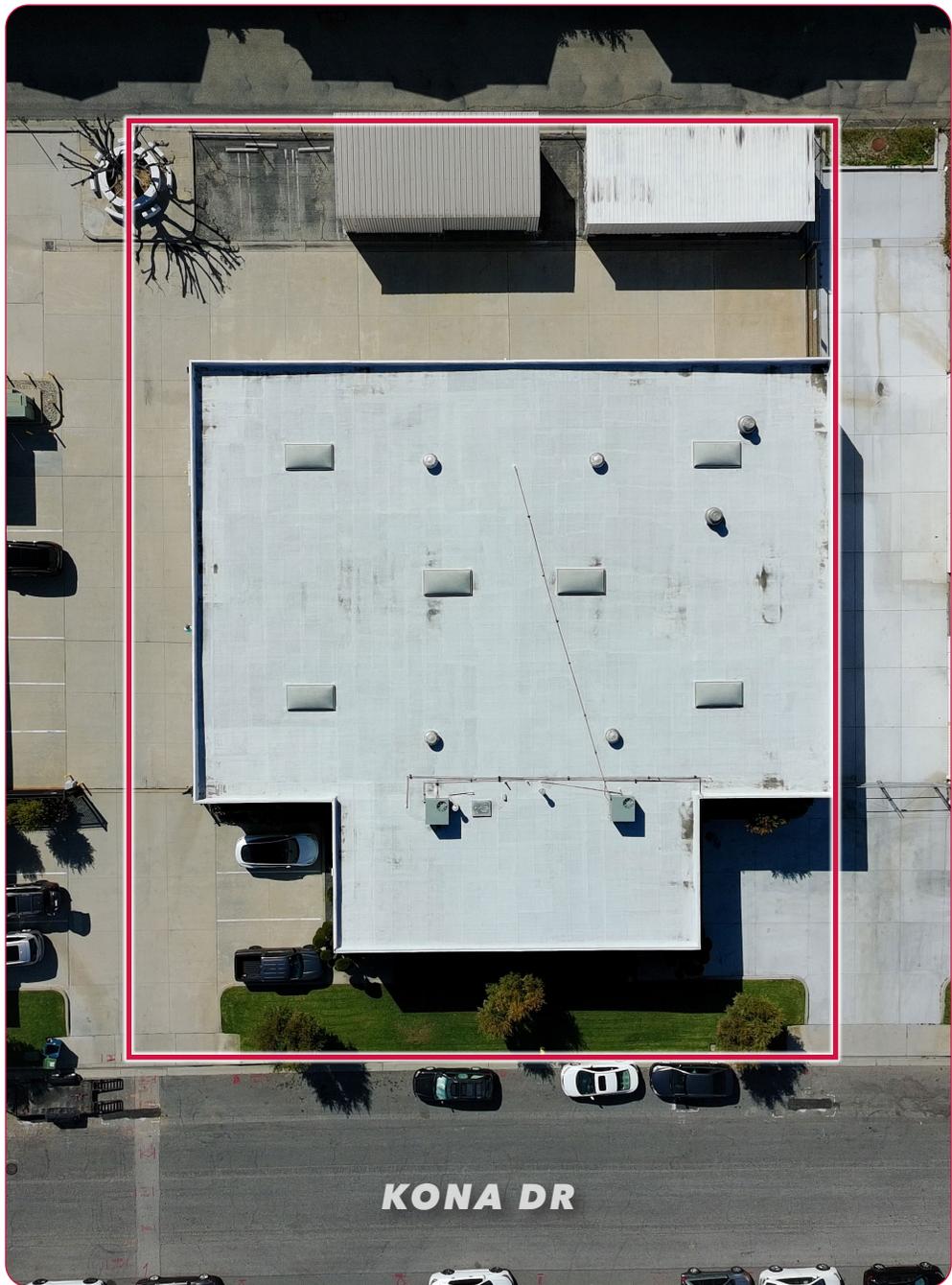
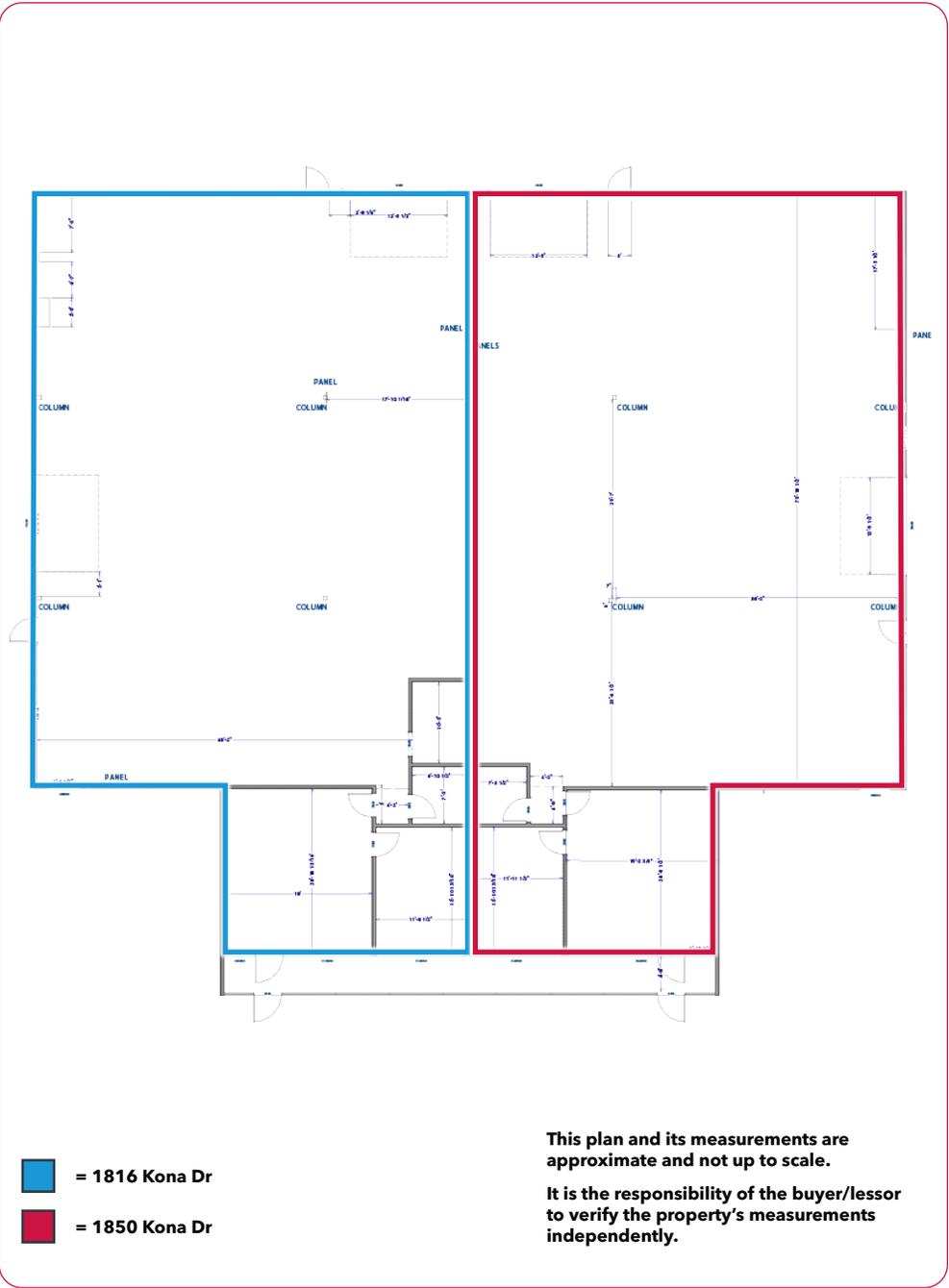
The building offers flexible leasing options from $\pm 5,000$ to $10,000$ square feet and includes refurbished office space. It is equipped with four (4) $12' \times 14'$ ground-level loading doors and a 15-foot clear height, supporting efficient warehouse operations and distribution.

Additionally, the property is located within a designated HUBZone, providing qualifying tenants with potential federal contracting advantages.

LISTING SUMMARY

Property Address	1816-1850 Kona Dr, Compton, CA90220
Available	$\pm 5,000$ SF to $10,000$ SF
Lot Size	± 0.55 Acres ($\pm 23,871$ SF)
Office Area	$\pm 1,128$ SF
Bonus Outdoor Storage	$\pm 1,248$ SF
Clear Height	15'
Loading	4 Ground-Level Doors ($12' \times 14'$)
Yard	Fenced & Concrete Paved
Configuration	Divisible to 2 Units
Zoning	MH (Manufacturing)
Year Built	1980







FREESTANDING INDUSTRIAL BUILDING WITH YARD **FOR LEASE**

±10,000 SF Warehouse | Fenced Yard | 4 Ground-Level Doors

1816-1850 KONA DR | COMPTON, CA 90220



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



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