

**FOR LEASE**

Owned and Operated by



# 18045 Rowland Street

City of Industry, CA

**±200,000 SF**



**LEASING INFO  
& CONTACT**

**Rustin Mork Lic. #01448642**

(213) 239 6181 / [rustin.mork@jll.com](mailto:rustin.mork@jll.com)

**Danny Reaume Lic. #01901656**

(213) 239 6065 / [danny.reaume@jll.com](mailto:danny.reaume@jll.com)

**Sharon Wortmann Lic. #01420298**

(909) 467 6861 / [sharon.wortmann@jll.com](mailto:sharon.wortmann@jll.com)

**Mike McCrary Lic. #01054055**

(909) 467 6885 / [mike.mccrary@jll.com](mailto:mike.mccrary@jll.com)



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



## General Building Features

- $\pm 200,000$  SF freestanding building
- Abundant private yard -  $\sim 250'$  depth
  - 260 auto parking or
  - 60 trailer parking & 56 auto parking
- 26' minimum clearance height
- 18 dock high loading doors  
(all with pit levelers)
- 2 grade level doors
- Expandable with Adjacent 350k or 700k SF Buildings
- $\pm 4,735$  SF new office build-out
- .60 GPM / 3,000 SF sprinkler system
- Strategic access to 60, 10, 605 & 57 freeway systems
- UP rail potential (4 doors)
- $\pm 37$  miles to Ports of LA / Long Beach

