



243,856 CPD

WRIGHT WAY  
E. WALNUT DR. S

**FREESTANDING ±14,592 SF INDUSTRIAL BUILDING FOR SALE/LEASE**

**1170 WRIGHT WAY**

C I T Y O F I N D U S T R Y | C A



**PRIME LOCATION WITH DIRECT 60 FWY FRONTAGE**





**1170 WRIGHT WAY**  
CITY OF INDUSTRY | CA

# TABLE OF CONTENTS

**4**

INVESTMENT SUMMARY  
PROJECT OFFERING  
PROPERTY HIGHLIGHTS

**7**

DATA  
SALE COMPS  
SITE PLAN  
FLOOR PLAN

**5**

PROPERTY SPECIFICS

**12**

ABOUT THE AREA

CORPORATE NEIGHBORS MAP



# DISCLAIMER

DAUM Commercial Real Estate Services (Broker) has been engaged as the exclusive agent for the sale of Property, by the owner of Property (Seller). The Property is being offered for sale in an as-is, where-is condition and Seller and Broker make no representation or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, expressed or implied, is being made by Broker or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as the accuracy or completeness of the Information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions, contained therein. Neither the Broker nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with the respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller and Broker reserve the right, as its sole and absolute discretion, to the Property from being marketed for sale at any time and for any reason. Seller expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the

property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, with respect to sale or withdrawal from the market without notice. Broker is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to Purchaser's obligations there under have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Broker or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials of the Property without the prior written approval of the Seller or Broker; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Broker or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Broker.

## LOCAL MARKET ADVISORS

### Charles Johnson II SIOR

Executive Vice President  
562.576.1424  
cajohnson@daumcommercial.com  
CA License #01817294

### Joseph Harmon SIOR

Senior Vice President  
562.695.4512  
jharmon@daumcommercial.com  
CA License #02049508

## CAPITAL MARKET ADVISORS

### Anthony Bergeman SIOR

Executive Vice President  
949.341.4511  
abergeman@daumcommercial.com  
CA License #01841828

### Krishna Shegran

Vice President  
949.341.4512  
kshegran@daumcommercial.com  
CA License #02038911

### Michael Chase

Vice President  
949.341.4513  
mchase@daumcommercial.com  
CA License #02071146



# INVESTMENT HIGHLIGHTS

## THE OFFERING

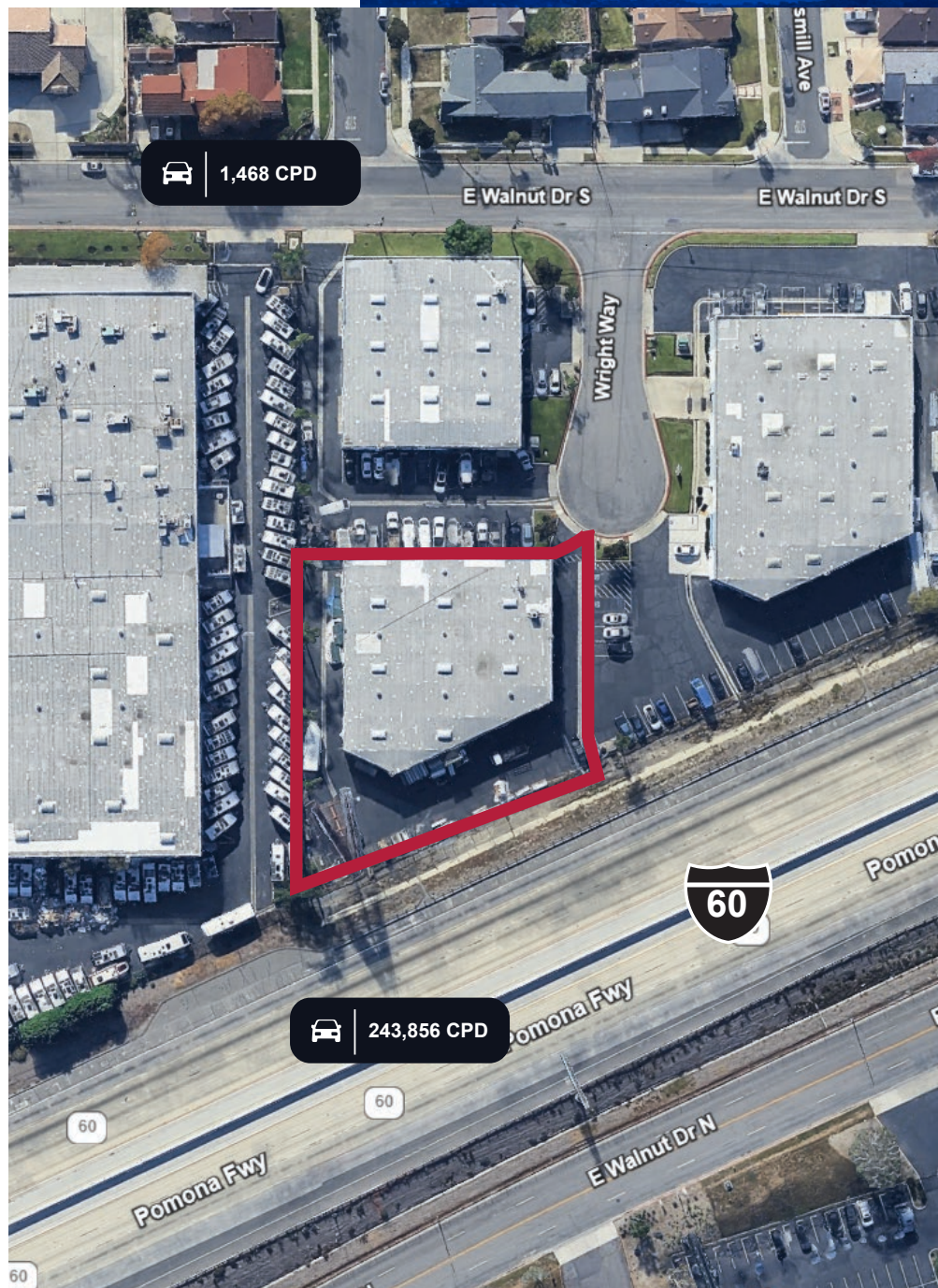
1170 Wright Way is a well-located,  $\pm 14,592$  SF freestanding industrial building in the City of Industry, California, one of Southern California's most competitive and supply-constrained industrial markets. Positioned on a  $\pm 30,928$  SF parcel ( $\pm 0.71$  acres) with direct visibility from the 60 Freeway, the property offers a strategic combination of functionality and investment stability. The asset features 19' clear height, three (3) ground-level loading doors, and 38 parking spaces, making it ideal for a range of industrial users. Additionally, the property benefits from a fully fenced lot with strong identity and accessibility. The site is currently leased to Granada Cabinet Wholesale, Inc. through October 2025 on a gross lease, with an additional billboard income stream from Outfront Media, generating a total annual gross income of \$196,564.

## CALL BROKER TO SCHEDULE TOUR

- + Desirable location with 60 Freeway frontage
- + Prime East City of Industry location with historically low vacancy and high rent growth metrics
- + Potential Multi-Tenant Configuration for future Investment upside
- + Rare Drive-Around Fully Fenced Yard
- + Building Occupied through October 2025

4

**1170 WRIGHT WAY**  
CITY OF INDUSTRY | CA





# PROPERTY HIGHLIGHTS

TOTALING ± 14,592 Square Feet

LOT SIZE ± 30,928 SF | 0.71 AC

DEMOGRAPHICS City of Industry

CLEAR HEIGHT 19'

FRONTAGE 60 Fwy and Street Frontage

GROUND LEVEL DOORS 3

PARKING 38

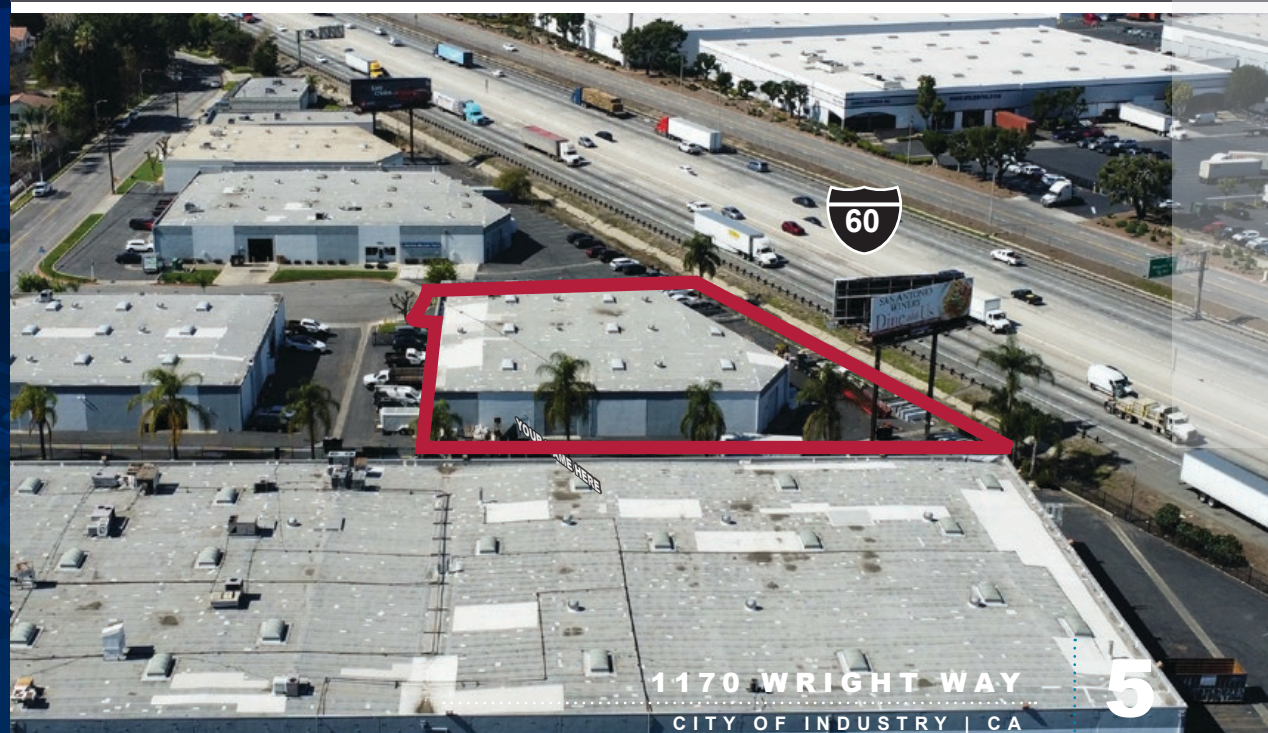
YARD Fully Fenced Lot

ASKING PRICE Negotiable

LEASE RATE Lease Rate Negotiable

## FEATURES

- Desirable location with 60 Freeway frontage and prominent signage opportunity
- Prime East City of Industry location with historically low vacancy and high rent growth metrics
- Potential Multi-Tenant Configuration for future Investment upside
- Rare Drive-Around Fully Fenced Yard
- Sprinklered Building





# PROPERTY HIGHLIGHTS



**19'**  
CLEAR  
HEIGHT



**3**  
GROUND LEVEL  
DOORS



**±14,592 SF**  
BLDG. SIZE



**±30,928 SF |**  
**±0.71 AC**  
LOT SIZE



**FULLY  
FENCED**



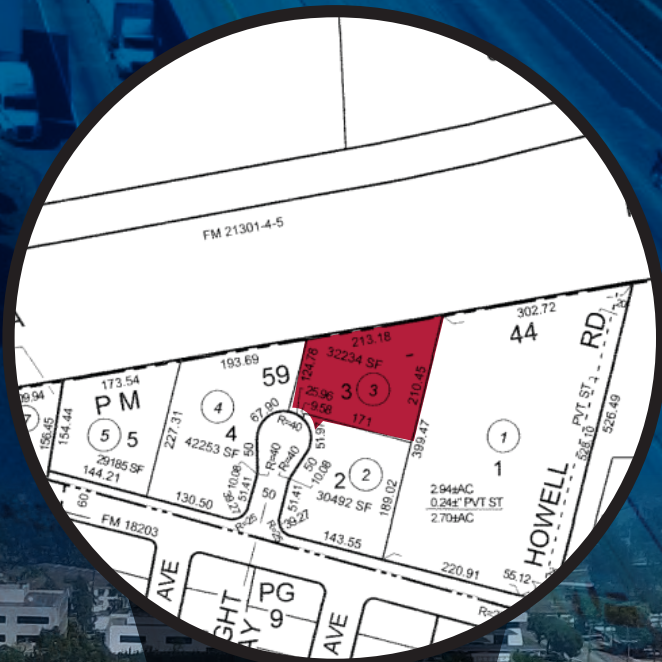
**FREEWAY  
FRONTAGE**



**SIGNAGE**



**38**  
PARKING  
SPACES



**6** 1170 WRIGHT WAY  
CITY OF INDUSTRY | CA











243,856 CPD





# SALE COMPS

	Address	Building SF	Land SF	Sale Price	Price PSF	Year Built	Date Sold	
1	5310 E Hunter Ave. Anaheim, CA 92807	10,376	27,443	\$4,250,000	\$409.60	1981	3/31/2025	
2	18751 E Railroad St. City of Industry, CA 91748	23,899	46,609	\$9,750,000	\$407.97	1976	3/7/2025	
3	421 E Cerritos Ave. Anaheim, CA 92805	14,400	49,658	\$6,425,000	\$446.18	1962	7/11/2024	
4	14575 Firestone Blvd. La Mirada, CA 90638 Freeway Frontage	21,987	50,965	\$9,250,000	\$420.70	1964	6/4/2024	
5	19449 Walnut Dr S. City of Industry, CA 91748	18,703	42,484	\$7,100,000	\$379.62	1975	5/20/2024	
6	507 W Bluebridge Ave. Orange, CA 92865	10,192	19,428	\$4,240,000	\$416.01	1975	3/12/2024	
7	1722 E 41st St. Los Angeles, CA 90058	13,522	15,834	\$5,500,000	\$406.74	1989	12/21/2023	
8	1180 Wright Way. City of Industry, CA 91748	12,456	30,492	\$5,050,000	\$405.43	1978	11/20/2023	
Totals		125,535						
Averages		15,692	35,364		\$411.53	1975		

7

**1170 WRIGHT WAY**  
CITY OF INDUSTRY | CA

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# PHOTOS





# PHOTOS



1170 WRIGHT WAY  
CITY OF INDUSTRY | CA

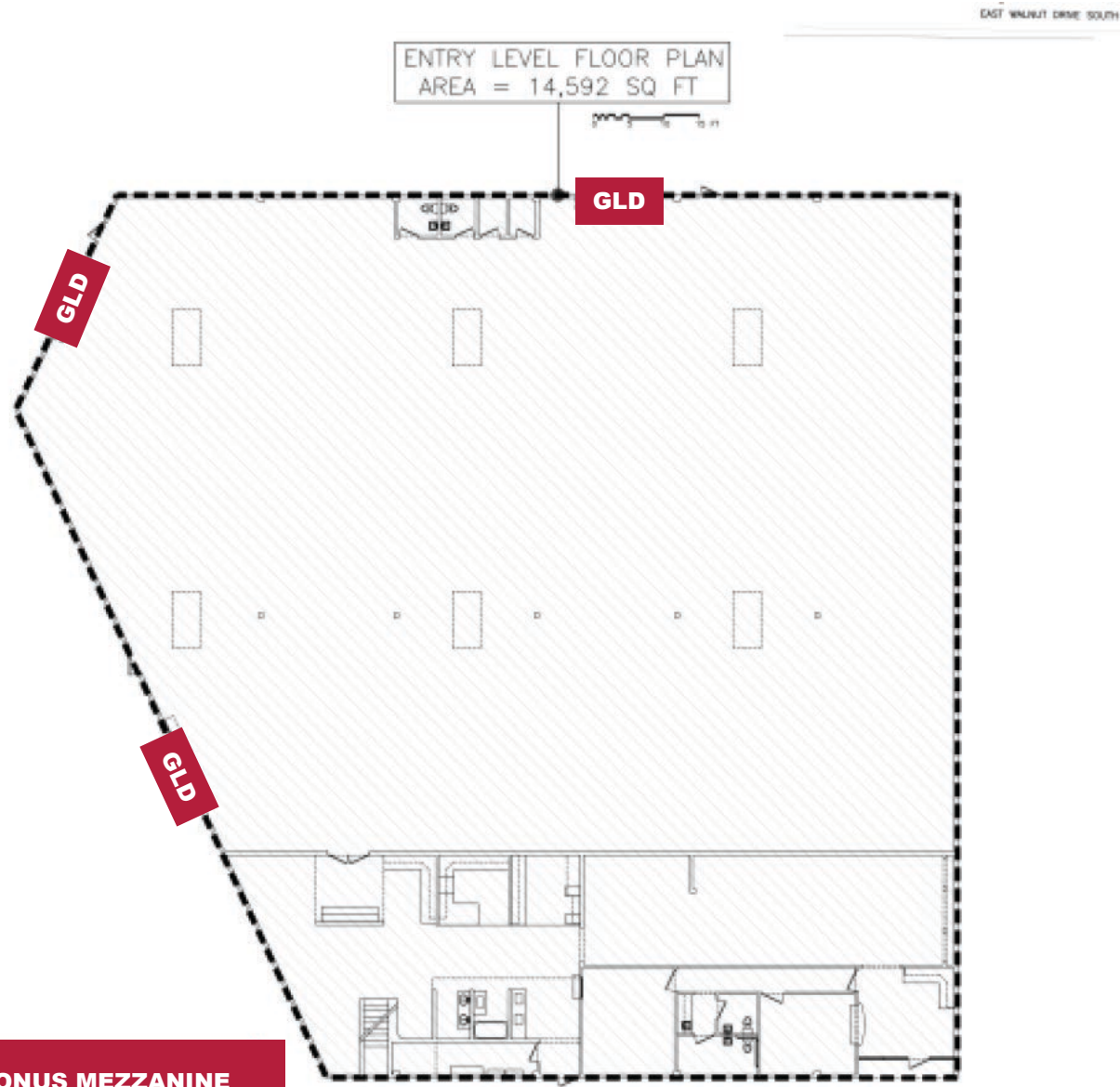


# SITEPLAN





# OFFICE FLOOR PLAN



WITH ±2,248 SF BONUS MEZZANINE

1170 WRIGHT WAY  
CITY OF INDUSTRY | CA



# LOCATION HIGHLIGHTS



## PUBLIC TRANSPORTATION

Commuter Rail  
Industry Commuter Rail (Riverside Line)  
7 min | 2.3 mi



## AIRPORT

Ontario International Airport  
26 min | 19.4 mi

John Wayne Airport  
33 min | 25.8 mi

Long Beach Airport  
41 min | 31.2 mi

LAX  
59 min | 38 mi

**1170 WRIGHT WAY**  
CITY OF INDUSTRY | CA

10 MILES

20 MILES

40 MILES



Zip	91748
Submarket	City of Industry
Submarket Cluster	San Gabriel Valley
Location Type	Suburban
Market	Los Angeles (CA)
County	Los Angeles
State	California
CBSA	Los Angeles- Long Beach-Glendale, CADMA Palm Springs, CA
Country	United States

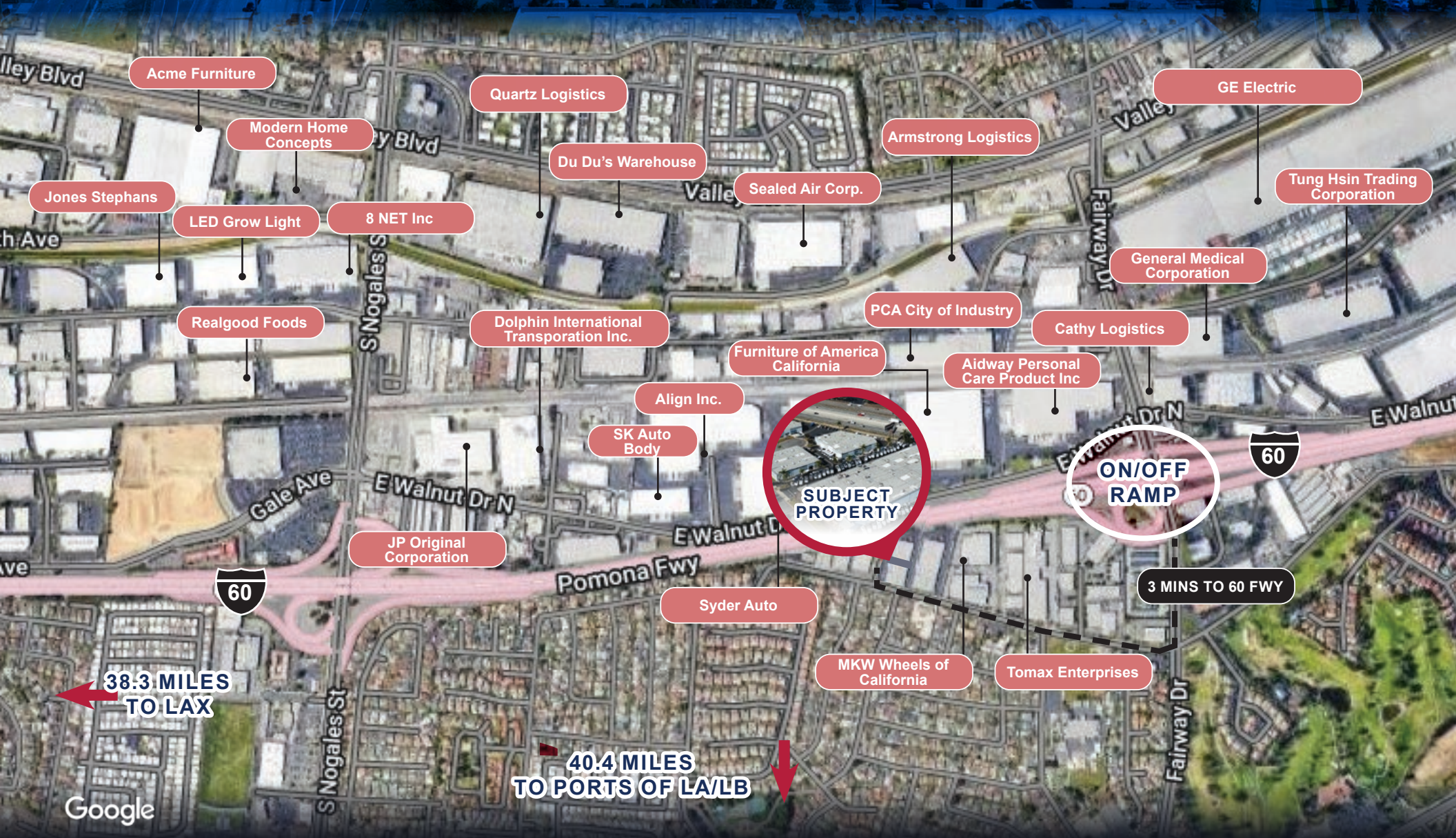
Google

**1170 WRIGHT WAY**  
CITY OF INDUSTRY | CA

12



# CORPORATE NEIGHBORS MAP





**FREESTANDING ±14,592 SF INDUSTRIAL BUILDING FOR SALE/LEASE**

# **1170 WRIGHT WAY**

**CITY OF INDUSTRY | CA**

## **LOCAL MARKET ADVISORS**

**Charles Johnson II**  **SIR**

Executive Vice President

562.576.1424

[cjohnson@daumcommercial.com](mailto:cjohnson@daumcommercial.com)

CA License #01817294

**Joseph Harmon**  **SIR**

Senior Vice President

562.695.4512

[jharmon@daumcommercial.com](mailto:jharmon@daumcommercial.com)

CA License #02049508

## **CAPITAL MARKET ADVISORS**

**Anthony Bergeman**  **SIR**

Executive Vice President

949.341.4511

[abergeman@daumcommercial.com](mailto:abergeman@daumcommercial.com)

CA License #01841828

**Krishna Shegran**

Vice President

949.341.4512

[kshegran@daumcommercial.com](mailto:kshegran@daumcommercial.com)

CA License #02038911

**Michael Chase**

Vice President

949.341.4513

[mchase@daumcommercial.com](mailto:mchase@daumcommercial.com)

CA License #02071146



Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558