



243,856 CPD

WRIGHT WAY
E. WALNUT DR. S

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

1170 WRIGHT WAY

CITY OF INDUSTRY | CA



PRIME LOCATION WITH DIRECT 60 FWY FRONTAGE



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ABOUT THE AREA

CORPORATE NEIGHBORS MAP

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INVESTMENT HIGHLIGHTS

THE OFFERING

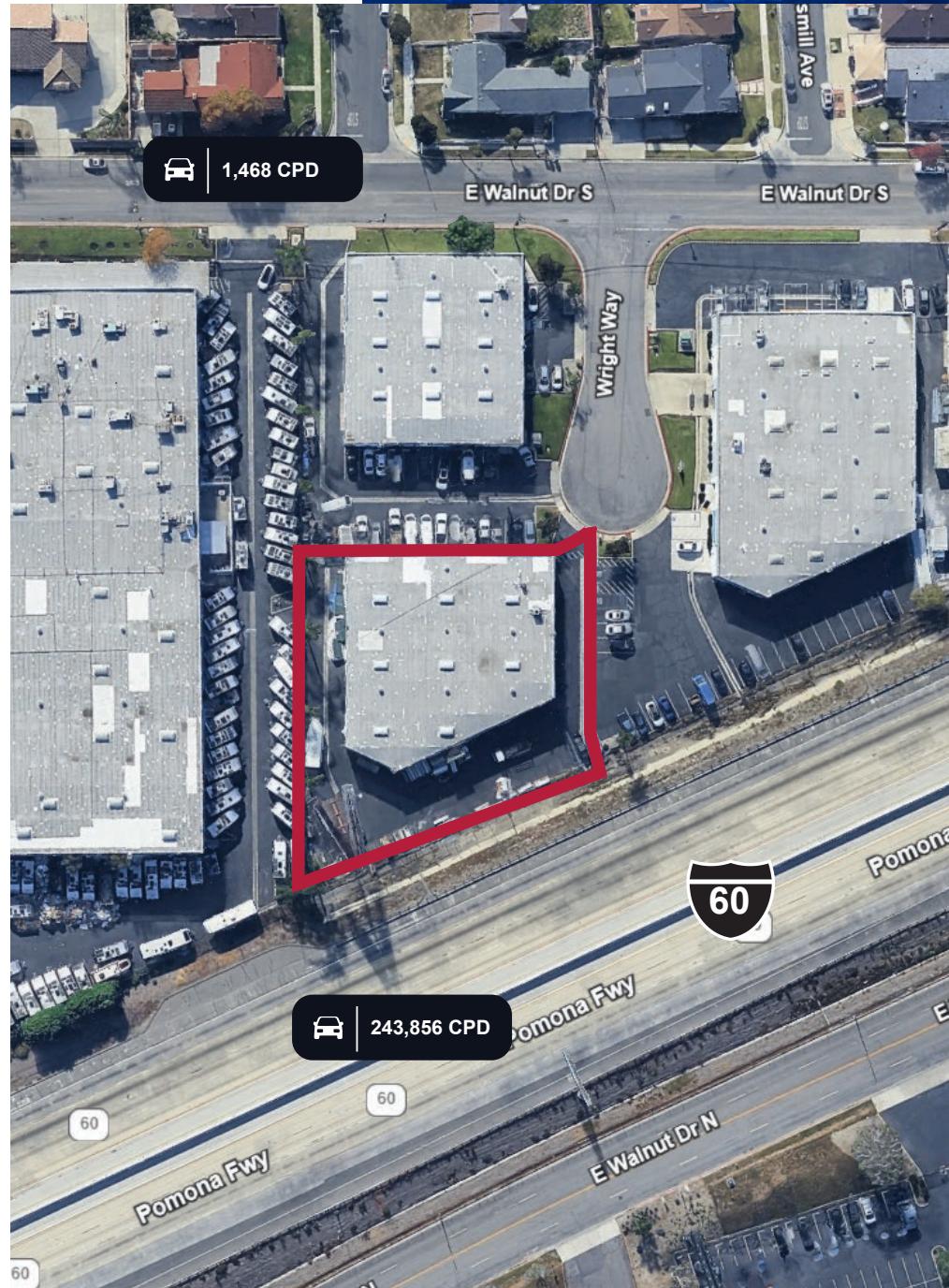
1170 Wright Way is a well-located, $\pm 14,592$ SF freestanding industrial building in the City of Industry, California, one of Southern California's most competitive and supply-constrained industrial markets. Positioned on a $\pm 30,928$ SF parcel (± 0.71 acres) with direct visibility from the 60 Freeway, 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

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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

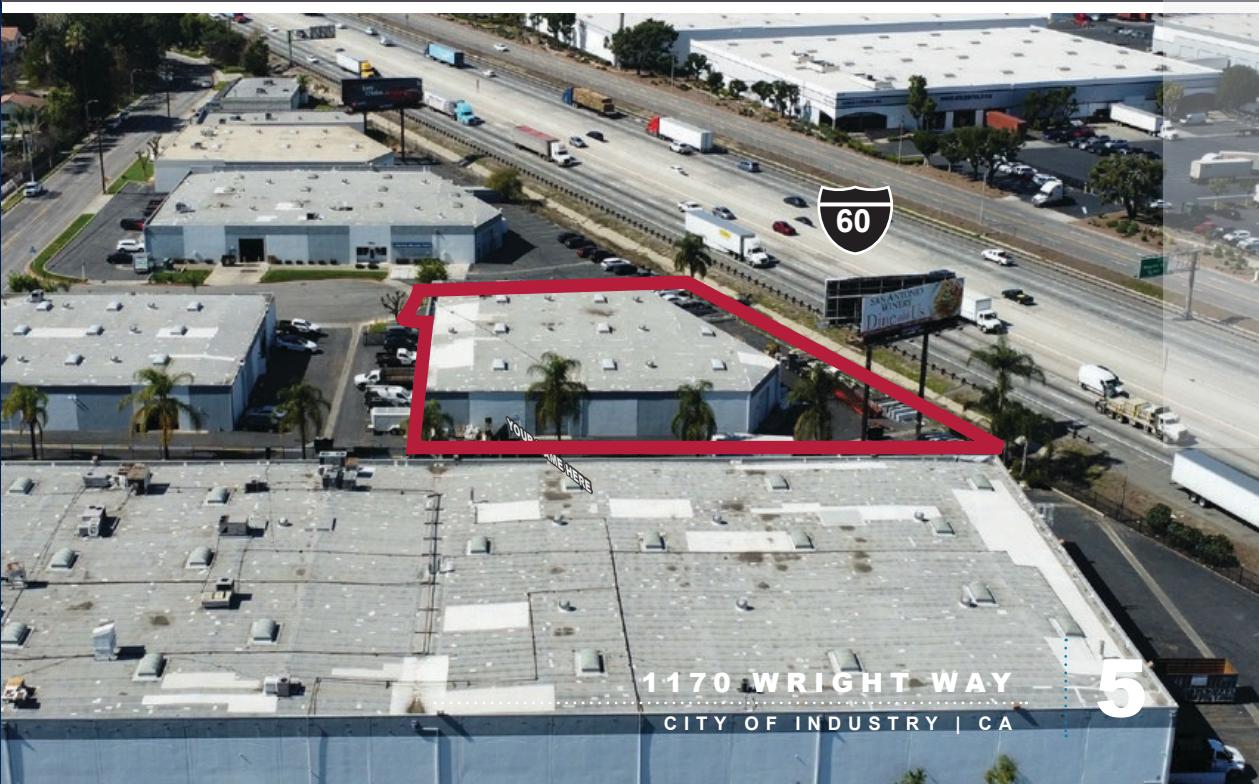
YARD Fully Fenced Lot

ASKING PRICE Negotiable

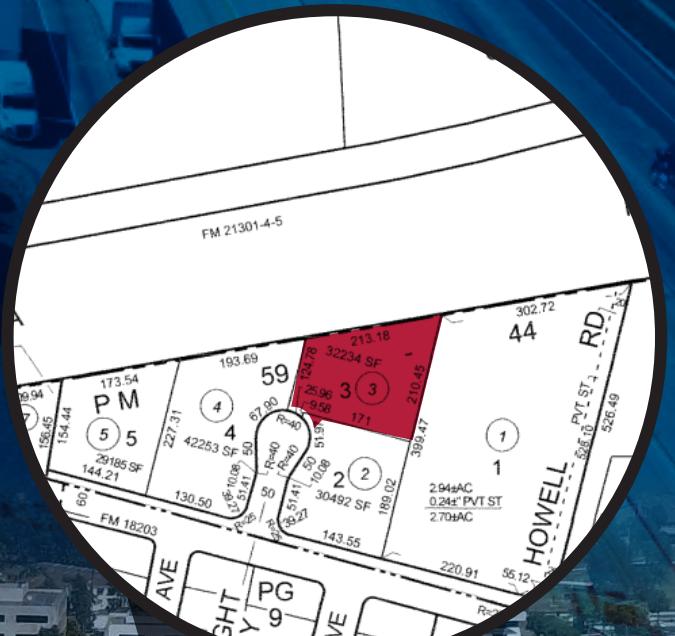
LEASE RATE Lease Rate Negotiable

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



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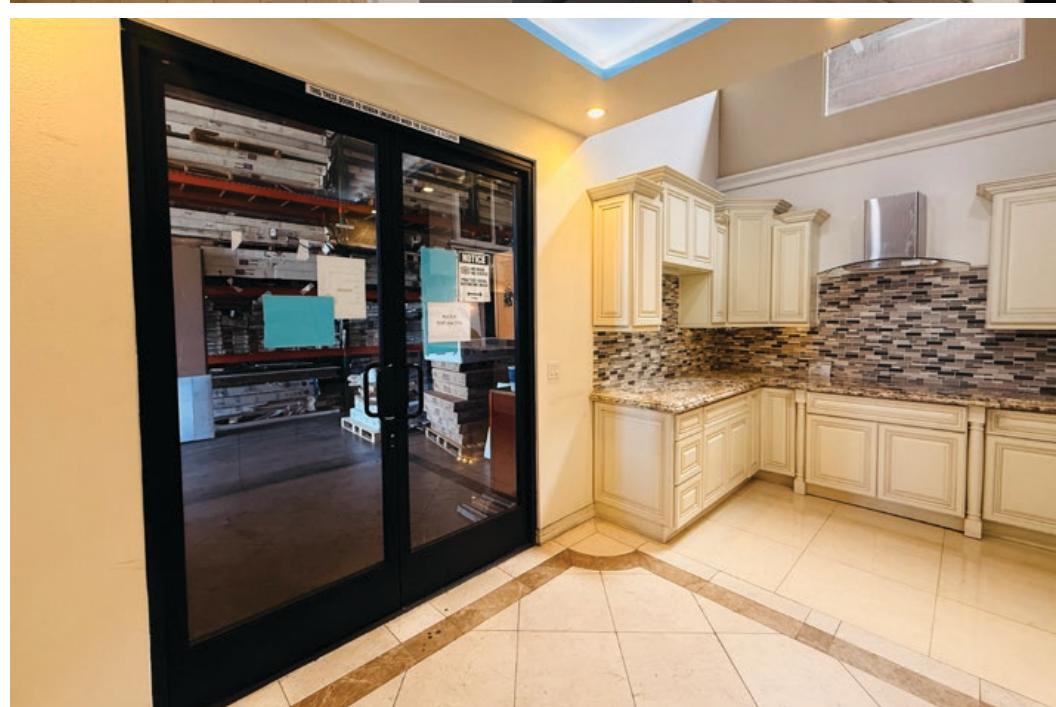
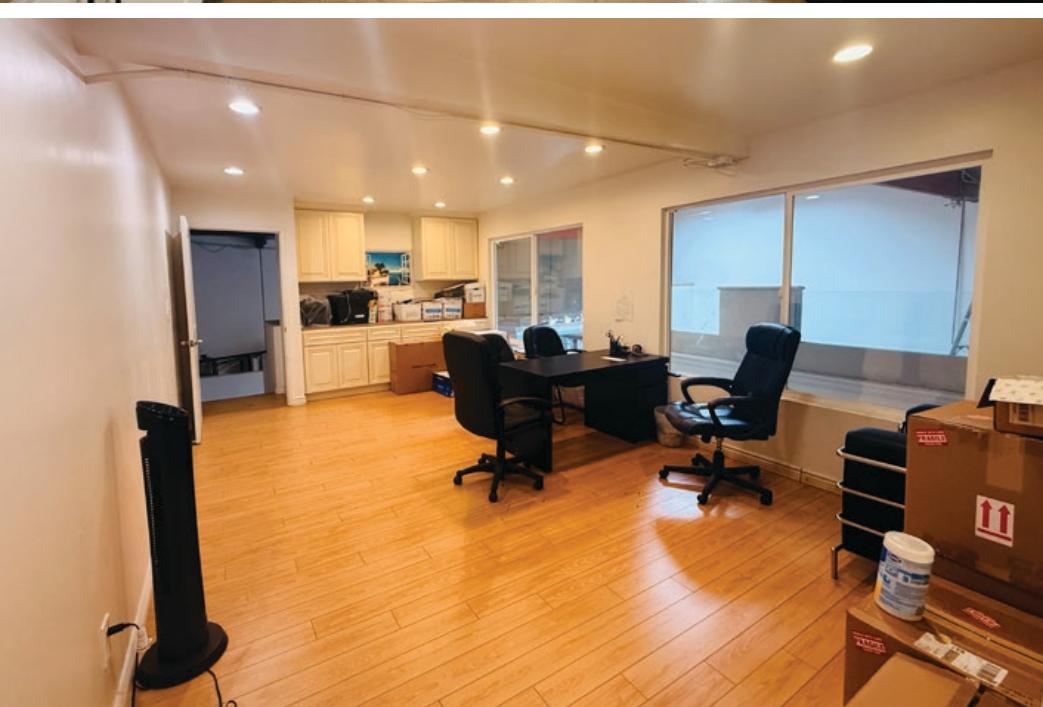


243,856 CPD

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 Blueridge 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		

PHOTOS



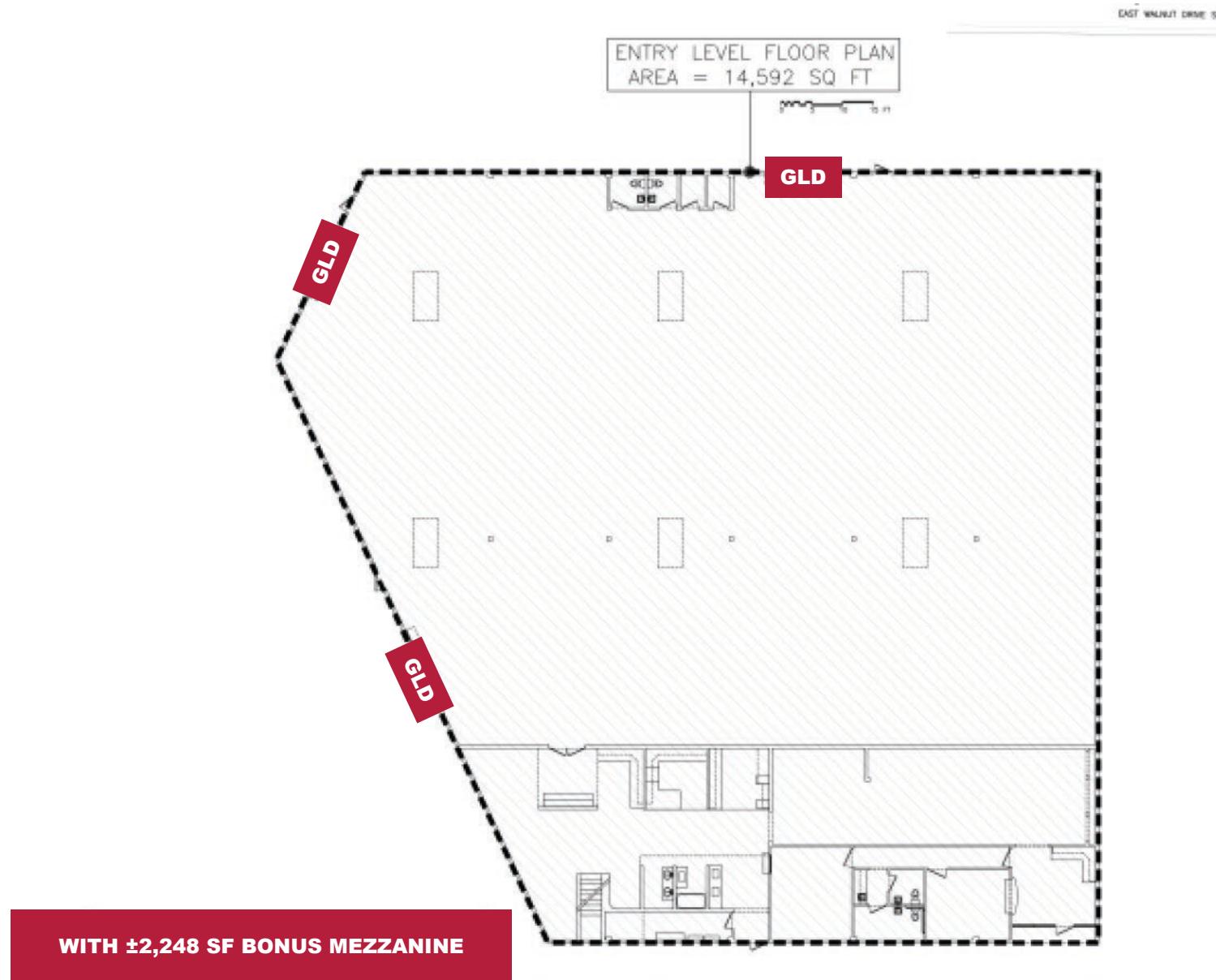
PHOTOS



SITEPLAN



OFFICE FLOOR PLAN



LOCATION HIGHLIGHTS



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

40 MILES

20 MILES

10 MILES



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

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Google

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CORPORATE NEIGHBORS MAP



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