AYERS AVE

4611

SHIELA ST

PRICING BREAKDOWN

Total Available	**±9,900 SF**
Lease Rate / SF	**$1.00 / SF Gross**
Lease Rate / Mo	**$9,900.00**

PROPERTY DETAILS

- **±8,500 SF Warehouse + ±1,400 SF Covered Storage**
- **Potential for Additional ±3,100 SF with Dock-High Loading**
- 17' Warehouse Clear Height
- Three (3) Grade-Level Doors (±15' high)
- 400A / 240V / 3-Phase Power (tenant to verify)
- Private and Secure Outdoor Covered Area
- Air-Conditioned Show/Break Room with Two (2) Restrooms
- Tesla EV Charger Available
- Three (3) Designated Parking Spaces
- Free Forklift Use (4,000 lb. Capacity)
- Excellent Access to 710, 5, and 60 Freeways

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

SEAN FANG
Sr. Associate | DRE LIC 01745123
sfang@leelalb.com
424.409.6898

BRETT FRUCHT
Associate | DRE LIC 02231615
bfrucht@leelalb.com
323.533.1747

TRAUGER RALSTON
Principal | DRE LIC 01731383
tralston@leelalb.com
562.234.1027

Lee & Associates Los Angeles - Long Beach Inc. | DRE License 01069854 | 21250 Hawthorne Blvd, Suite 700, Torrance, CA 90503

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

SEAN FANG
Sr. Associate | DRE LIC 01745123
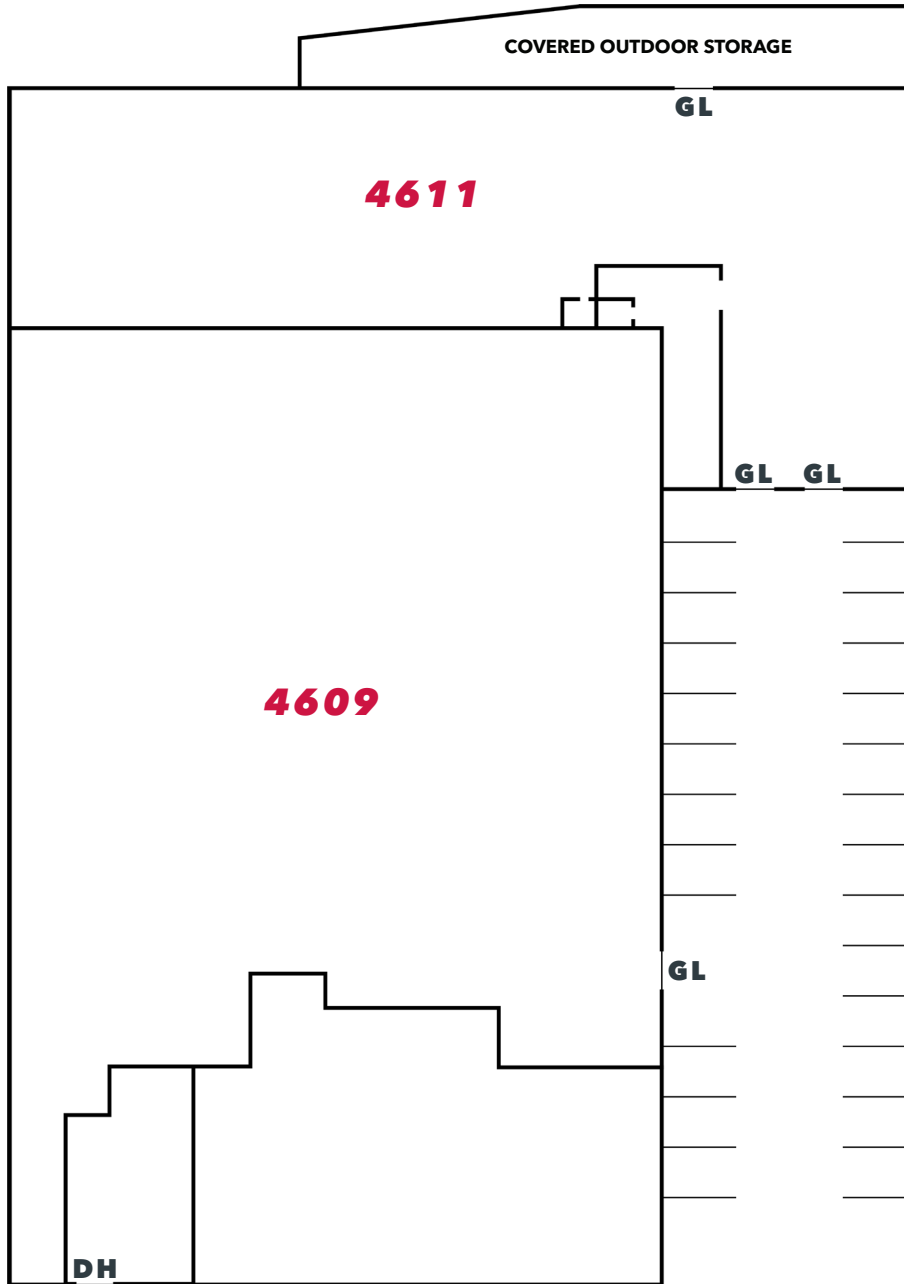sfang@leelalb.com
424.409.6898

BRETT FRUCHT
Associate | DRE LIC 02231615
bfrucht@leelalb.com
323.533.1747

TRAUGER RALSTON
Principal | DRE LIC 01731383
tralston@leelalb.com
562.234.1027

Lee & Associates Los Angeles - Long Beach Inc. | DRE License 01069854 | 21250 Hawthorne Blvd, Suite 700, Torrance, CA 90503

SITE PLAN

COVERED OUTDOOR STORAGE

GL

4611

GL GL

4609

GL

GL

DH

N

This plan and its measurements are approximate and not up to scale.
It is the responsibility of the buyer/lessor to verify the property's measurements independently.

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

SEAN FANG
Sr. Associate | DRE LIC 01745123
sfang@leelalb.com
424.409.6898

BRETT FRUCHT
Associate | DRE LIC 02231615
bfrucht@leelalb.com
323.533.1747

TRAUGER RALSTON
Principal | DRE LIC 01731383
tralston@leelalb.com
562.234.1027