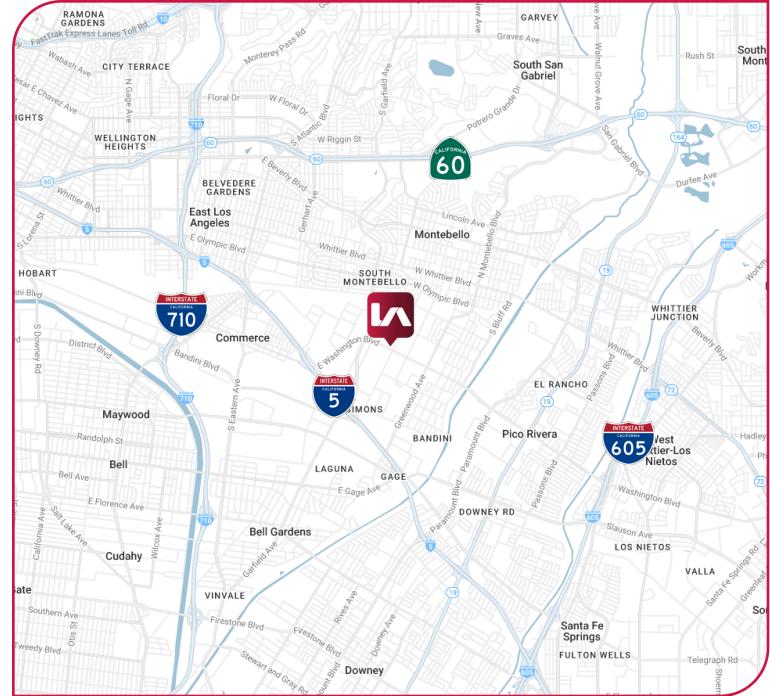


**PRICING BREAKDOWN**

Building Size	<b>±60,027 SF</b>
Land Size	<b>±2.5 AC</b>
Lease Rate / SF	<b>\$1.15 NET + \$0.16 OPEX</b>
Lease Rate / Mo.	<b>\$78,635.37</b>

**PROPERTY DETAILS**

- ±60,027 SF Freestanding Industrial Building
- ±6,680 SF Office Area
- 21' Clear Height
- Eight (8) Dock-High Loading Doors
- 53' Trailer Access
- Washington Blvd. Frontage
- Excellent Access to 5, 710, 605, and 60 Freeways



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**MATTHEW PALUMBO**

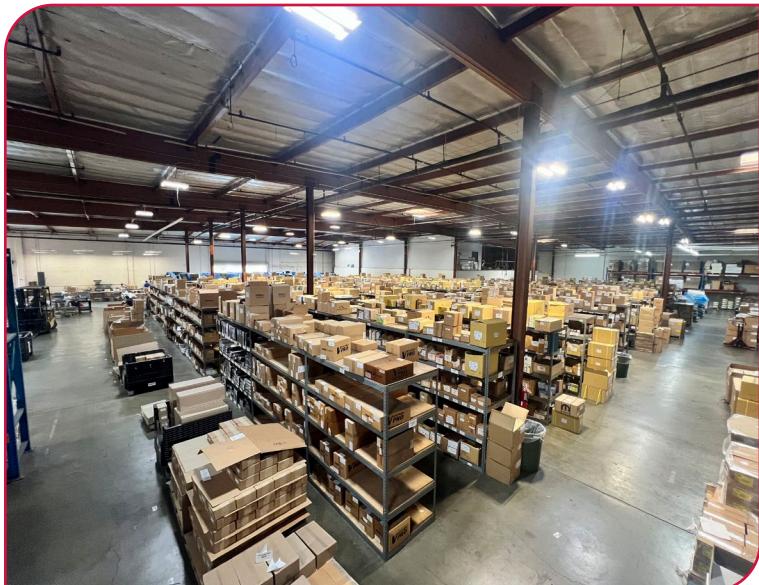
Associate | DRE LIC 02170562  
mpalumbo@leelab.com  
310.403.4254

**TRAUGER RALSTON**

Principal | DRE LIC 01731383  
tralston@leelab.com  
562.234.1027

Lee & Associates Los Angeles - Long Beach  
DRE License 01069854

21250 Hawthorne Blvd, Suite 700  
Torrance, CA 90503



Some of these images were digitally enhanced to depict space without existing furniture/equipment. Actual condition may vary.

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PAssociate | DRE LIC 02170562

mpalumbo@leelalb.com

310.403.4254

### TRAUGER RALSTON

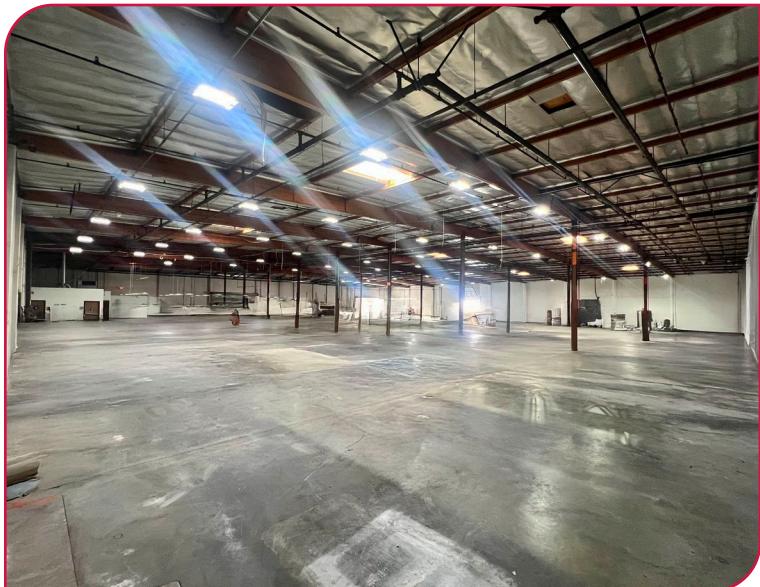
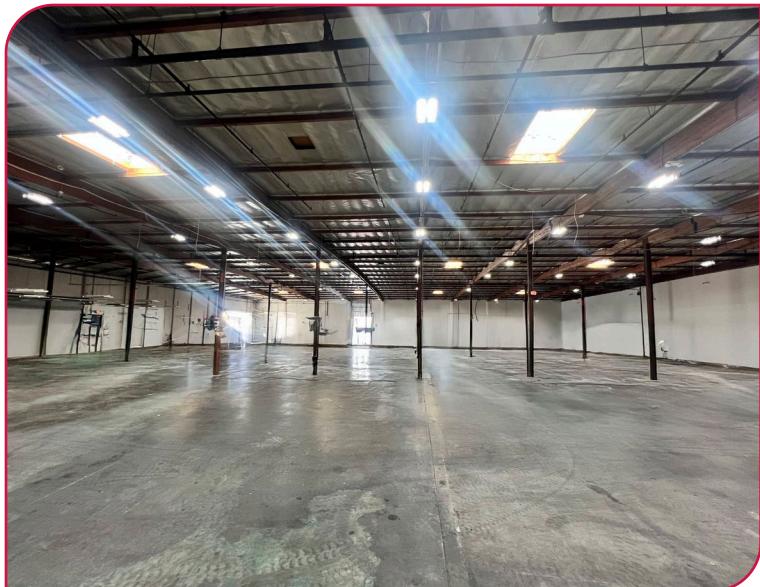
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