

FOR LEASE

\$0.50 / SF / Mo. for the First 6 Months on a 3+ Year Term!
\$0.50 / SF / Mo. for the First 3 Months on a 2+ Year Term!



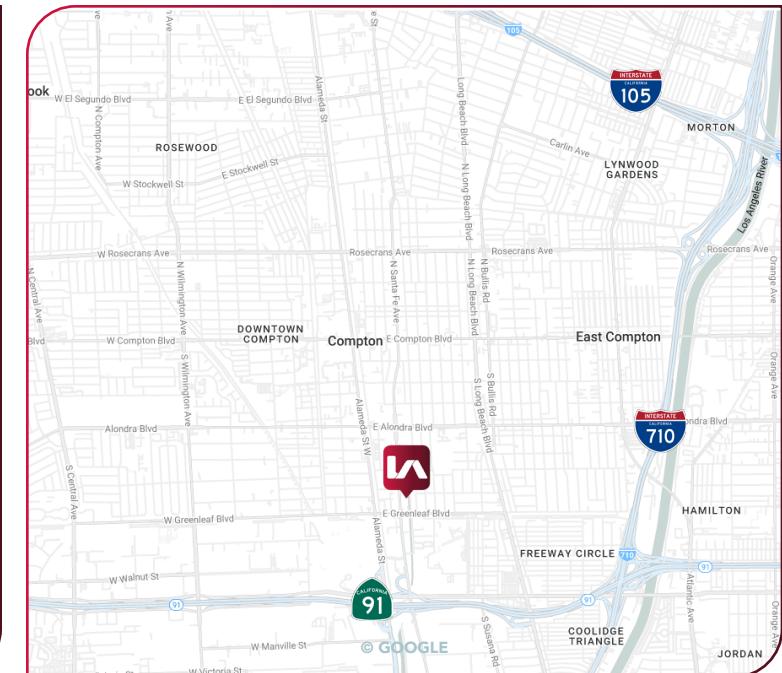
PRICE

LEASE RATE/SF

\$0.63 GROSS

PROPERTY DETAILS

- **±20,034 Sq. Ft. (±0.46 AC) of Industrial Land**
- Portion of a Larger Lot
- **±2,140 Sq. Ft. 3-bay Mechanics Garage:**
 - 17' Clear Height
 - 3-phase Power
 - One Restroom
- Existing CUP for Commercial Vehicle Sales
- Secure and Paved Yard
- COMH Industrial Zoning (Heavy Manufacturing)
- Numerous Permitted Uses
- Close Proximity to the 710 & 91 Freeways



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

TRAUGER RALSTON

Principal | DRE LIC 01731383
e tralston@leelalb.com
p 310.965.1742

SEAN FANG

Sr. Associate | DRE LIC 01745123
e sfang@leelalb.com
p 310.965.1774

BRETT FRUCHT

Associate | DRE LIC 02231615
e bfrucht@leelalb.com
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Lee & Associates Los Angeles - Long Beach Inc. | DRE License 0169854 | 21250 Hawthorne Blvd, Suite 700, Torrance, CA 90503