

**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!**

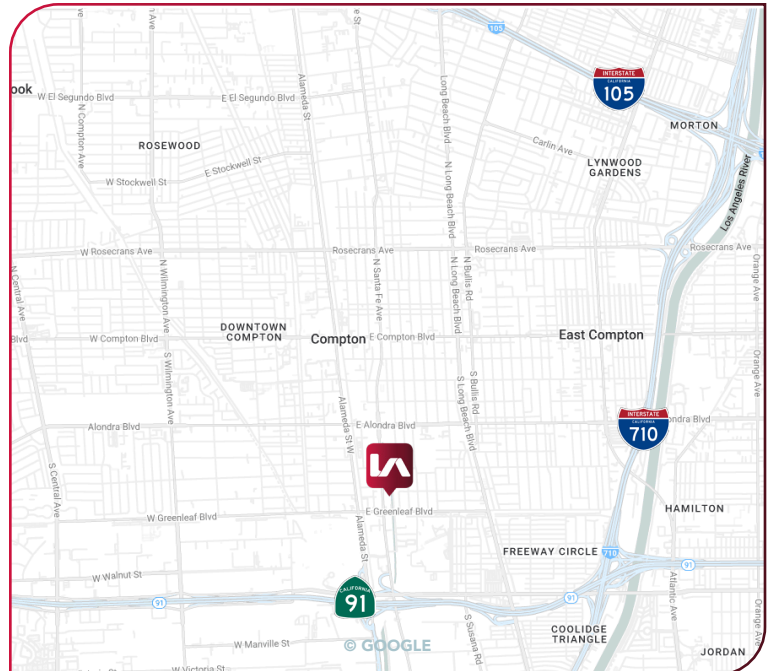


**PRICE**

**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  
p 310.965.1753

Lee & Associates Los Angeles - Long Beach Inc. | DRE License 0169854 | 21250 Hawthorne Blvd, Suite 700, Torrance, CA 90503



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**TRAUGER RALSTON**

Principal | DRE LIC 01731383  
e [tralston@leelalb.com](mailto:tralston@leelalb.com)  
p 310.965.1742

**SEAN FANG**

Sr. Associate | DRE LIC 01745123  
e [sfang@leelalb.com](mailto:sfang@leelalb.com)  
p 310.965.1774

**BRETT FRUCHT**

Associate | DRE LIC 02231615  
e [bfrucht@leelalb.com](mailto:bfrucht@leelalb.com)  
p 310.965.1753

Lee & Associates Los Angeles - Long Beach Inc. | DRE License 0169854 | 21250 Hawthorne Blvd, Suite 700, Torrance, CA 90503