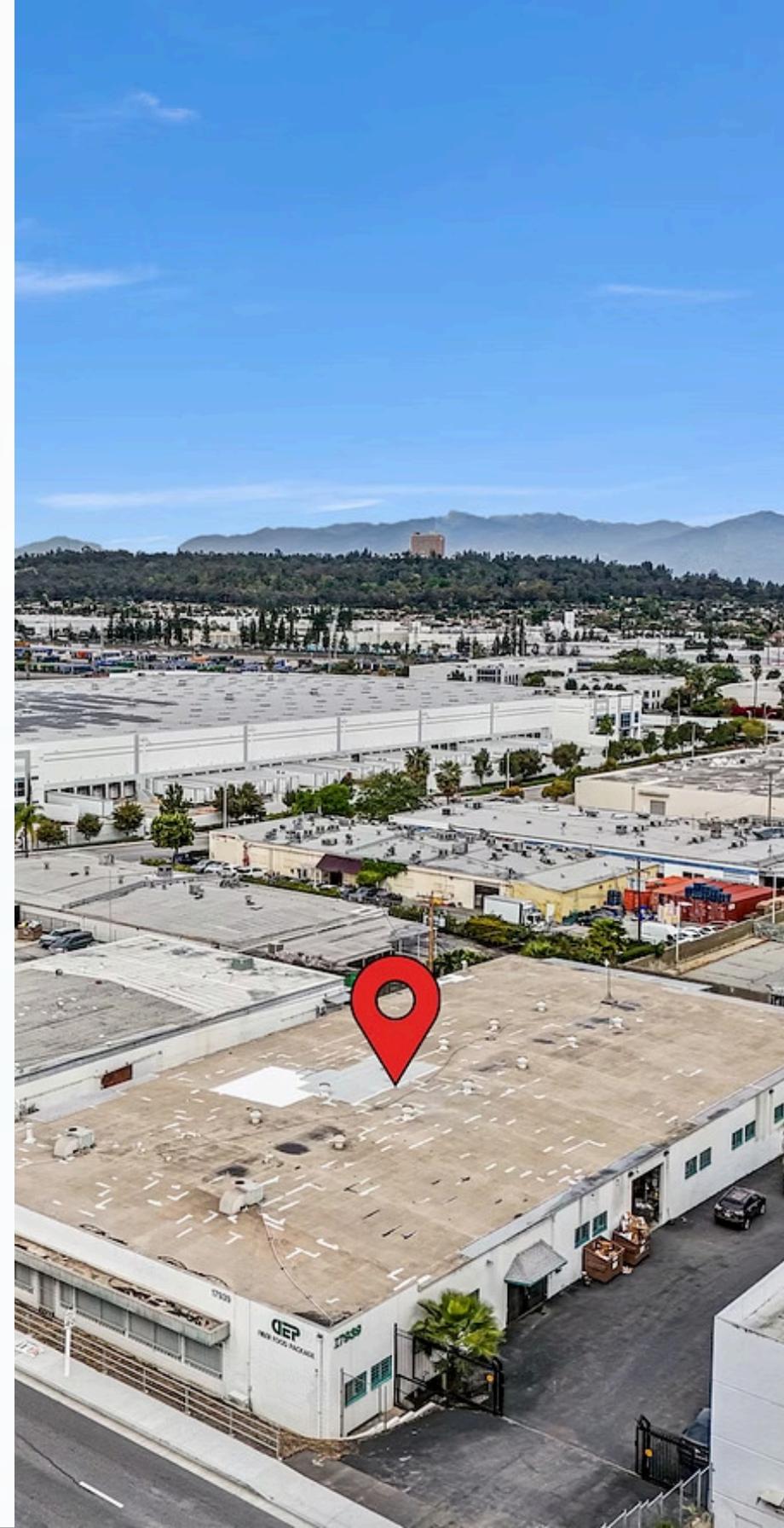
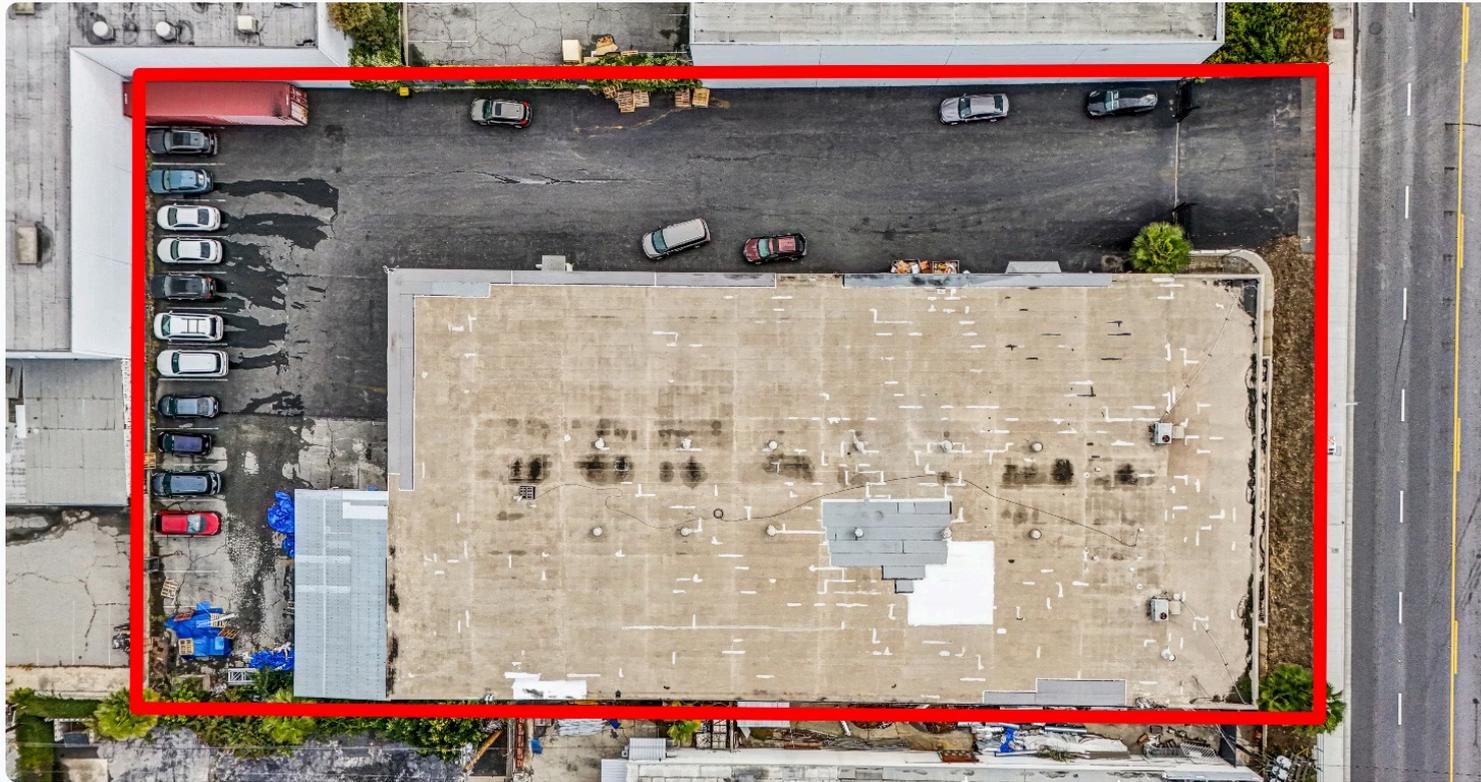


# 17939 Rowland St | City of Industry, CA

20,000 SF Industrial Warehouse on ±1 Acre

Prime free-standing industrial asset in central City of Industry with strong freeway connectivity and operational flexibility.





# Investment Highlights

## Free-Standing Asset

20,000 SF industrial building on  $\pm 1$  acre with dedicated yard space

## Functional Loading

16' clear height with 1 grade-level and 2 dock-high doors

## Strategic Location

Central City of Industry with direct access to 60, 605, and 57 freeways

## Immediate Occupancy

Delivered vacant for owner-user or investor acquisition

Sprinklered warehouse with masonry construction in one of Southern California's premier industrial submarkets.

# Property Summary

## Location & Size

<b>Address</b>	17939 Rowland St, City of Industry, CA
<b>Building Size</b>	20,000 SF
<b>Lot Size</b>	~43,560 SF (1 Acre)
<b>APN</b>	8264-008-006
<b>Zoning</b>	Industrial

## Building Specifications

<b>Year Built</b>	1968
<b>Construction</b>	Masonry
<b>Clear Height</b>	16'
<b>Doors</b>	1 GL / 2 DH
<b>Sprinklers</b>	Yes
<b>Yard</b>	Yes
<b>Occupancy</b>	Vacant



# Location Advantage

## Premier Submarket

Located in the City of Industry, one of Southern California's most established industrial corridors with institutional-grade infrastructure and tenant roster.

## Freeway Connectivity

Excellent access to SR-60, I-605, and SR-57 freeways enables rapid distribution throughout LA County and the Inland Empire.

## Centralized Distribution Hub

Strategic positioning serves major population centers and logistics networks, supporting strong long-term demand for small-to-mid size industrial buildings.

# Building Functionality



## Efficient Layout

Single-story warehouse design maximizes operational efficiency with 16' clear height and flexible floor plan.

## Multi-Use Loading

Dock-high and ground-level doors accommodate diverse tenant requirements from distribution to light manufacturing.

## Operational Flexibility

Yard area provides trailer storage, staging space, and vehicle access for multiple use cases.



Owner-User



Light Manufacturing

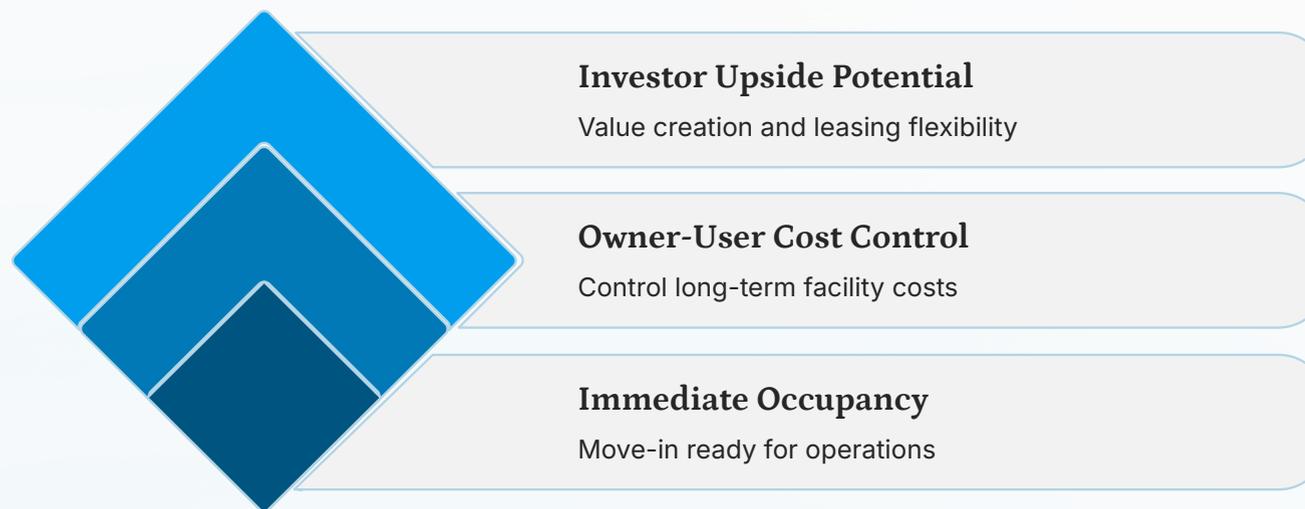


Distribution / Logistics



Warehouse / Office Hybrid

# Ownership & Use Flexibility



Vacant delivery positions the asset for multiple acquisition strategies with no tenant transition risk.

## Owner-User Appeal

Immediate occupancy allows businesses to establish operations and control long-term facility costs in a supply-constrained market.

## Investor Fundamentals

- Strong City of Industry market dynamics
- Scarcity of sub-25,000 SF free-standing assets
- Continued pricing support from recent comparable sales activity
- Lease-up potential to credit tenants

# Pricing Summary

**\$6.9M**

Sale Price

**\$345**

Price Per SF

**20K**

Building SF

**1**

Acre Lot

**Functional Loading Configuration**

Mixed grade-level and dock-high access supports diverse tenant operations

**Yard Presence**

Dedicated outdoor space adds operational value and flexibility

**Central City of Industry**

Premium submarket location with institutional demand

**Market Validation**

Strong recent sales activity confirms pricing support



# Market Context

Recent comparable sales demonstrate continued buyer demand and pricing strength for 15,000–30,000 SF industrial assets in City of Industry.

## Active Buyer Market

Multiple transactions closed in Q1-Q2 2025 across similar size range

## Consistent Absorption

Limited supply and strong tenant demand support pricing stability

## Institutional Interest

City of Industry remains a target market for owner-users and investors

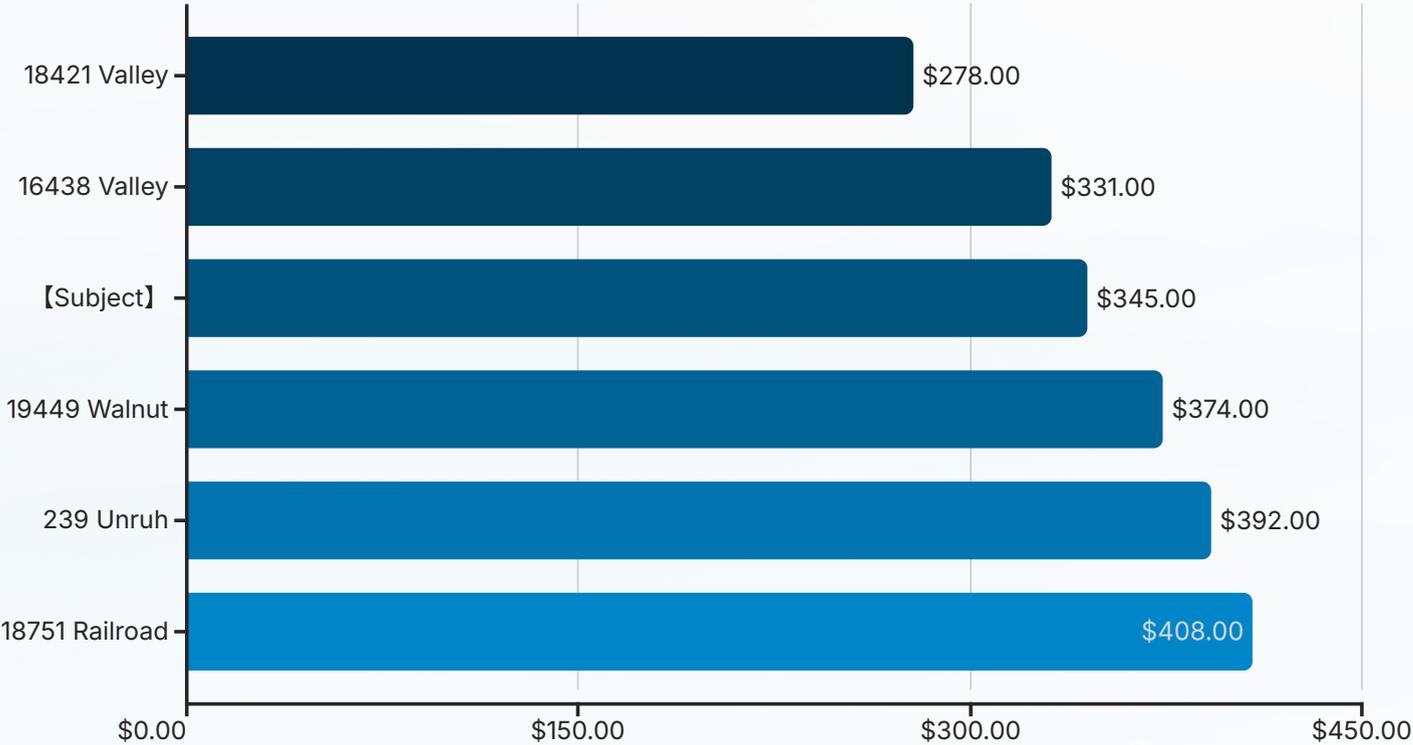


## Select Sales Comparables

Address	Size (SF)	Sale Date	Sale Price	Price / SF
239 N Unruh Ave	20,074	05/2025	\$7,869,500	\$392.02
18751 E Railroad St	23,899	03/2025	\$9,750,000	\$407.97
16438 Valley Blvd	25,988	12/2024	\$8,612,000	\$331.38
19449 Walnut Dr S	18,703	05/2024	\$7,000,000	\$374.27
18421 E Valley Blvd	17,600	05/2024	\$4,900,000	\$278.41

Comparable sales range from \$278 to \$408 per SF with a weighted average of approximately \$357 per SF across 15,000–26,000 SF assets.

# Valuation Context

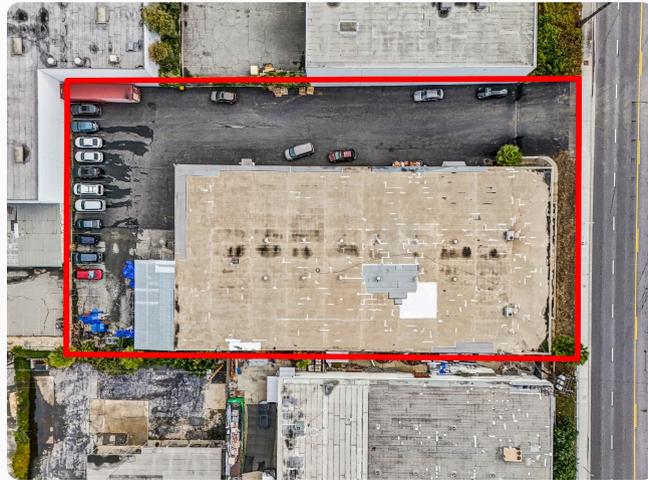


## Market-Supported Pricing

Subject pricing at \$345 per SF sits within the established market range and reflects balanced value relative to comparable assets.

## Key Observations

- Strong buyer competition across all size ranges
- Tight pricing band for functional assets with loading
- Consistent absorption in City of Industry submarket
- Asset age, yard presence, and loading configuration support pricing







# Site Overview



## 20,000 SF Warehouse

Single-story masonry construction with 16' clear height



## ±1 Acre Lot

Approximately 43,560 SF of land area



## Functional Yard

Dedicated outdoor space for staging and vehicle access



## Freeway Proximity

Close access to SR-60, I-605, and SR-57 corridors

# Offering Process & Contacts

## Offering Terms

Industrial property offered for sale. Buyer and buyer's agent responsible for independent verification of all information. Showings by appointment only.

## Listing Brokerage

**AREX Commercial**

### Louis XL Ding

CEO | DRE #01874913

626-475-1744

[louis@arexcommercial.com](mailto:louis@arexcommercial.com)

### Wallace Zhou

Vice President | DRE

#01908343

840-688-1498

[wallace@arexcommercial.com](mailto:wallace@arexcommercial.com)

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- ❏ **Disclaimer:** Information deemed reliable but not guaranteed. Buyer to conduct independent investigation of all property characteristics, financial performance, and market conditions.