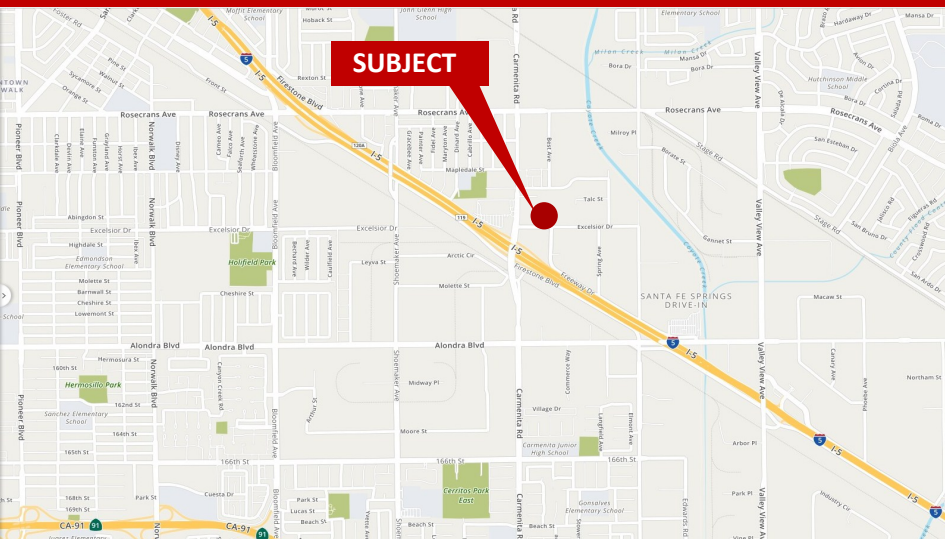




AVAILABLE FOR LEASE:

8,800 sq. ft. Freestanding Bldg
13515 Excelsior Dr.
Norwalk, CA 90650



Highlights:

- 8,800 sq. ft. freestanding building
- 1,376 sq. ft. of office
- Two (2) ground-level doors
- 12' minimum ceiling height
- 200 Amps, 240 Volts, 1 Phase (verify)
- One (1) warehouse floor drain
- Excellent location
- Immediate access to the 5, 91 and 605 freeways
- M-2 Zoning
- New roof to be installed in August 2025
- 14 parking spaces
- Newly installed HVAC unit
- Lease Rate: \$1.25 per sq. ft. Gross

For more information or to schedule a tour, please contact:

KEVIN ROMANO

Principal

(714) 521-0800 x. 2

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BRANDON COURTNEY

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JIM LITCHFIELD

Principal

(714) 521-0800 x. 1

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Lic. 00702781

* Tenant to verify all information contained herein *



COMMERCIAL BROKERAGE

16700 Valley View Ave, Suite 270 | La Mirada, CA 90638

(714) 521-0800

Incocommercialbrokerage.com

NOT A PART

NOT A PART

GL Door

13515 Excelsior

WH RR

1,376 Sq. Ft. Office

Fence/Gate

GL Door

Excelsior Dr.

*** Not to Scale ***



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