

LEASE

**24' CLEAR INDUSTRIAL FACILITY W/
LARGE SECURED PARKING LOT
IDEAL FOR LIGHT WAREHOUSE & DISTRIBUTION**

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

**663
E 22ND
STREET**

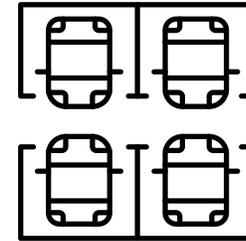
**≈25,500 SF
\$0.80/SF MODIFIED GROSS
BUILDING**

PROPERTY HIGHLIGHTS

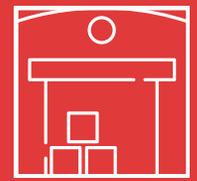
A Well-Located Infill Asset Offering Scale, Power, and Flexibility



Light
Warehouse or
Distribution
uses allowed

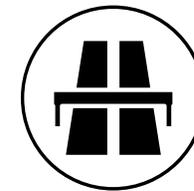


On-Site Parking &
Secured Lot



Drive-In
Loading Door

SUBJECT PROPERTY



Excellent Freeway
& Transit Access



High
Ceiling



Prime
Location

PROPERTY DETAILS

Price / SF	\$20,400 per month or \$0.80/SF MG
Available Space	±25,500 SF
Clear Height	24'
Sprinklers	Yes
Drive-In Doors	2 total (10' W x 12' H)
Power	400A / 277-480V, 3-Phase, 4-Wire
Covered Parking	±70 Spaces
Frontage	San Pedro St & E 22 nd St
Year Built	1969
Zoning	C2, RD2
APNs	BLDG: 5127-005-014, PARKING: 5127-006-014, 5127-006-015, 5127-006-016, 5127-006-026

*Buyer to verify all information

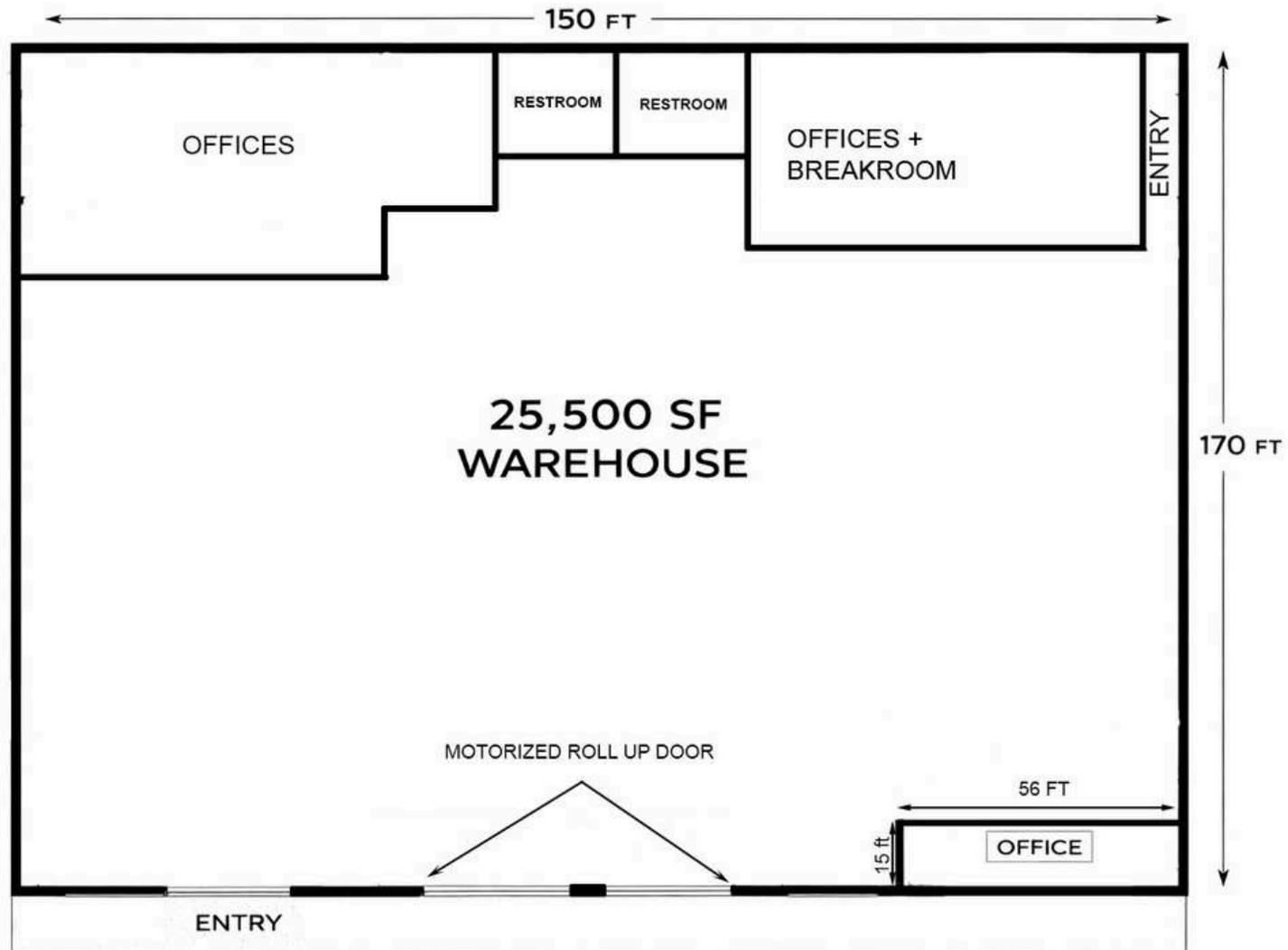


WAREHOUSE BLDG.

PARKING



FLOOR LAYOUT

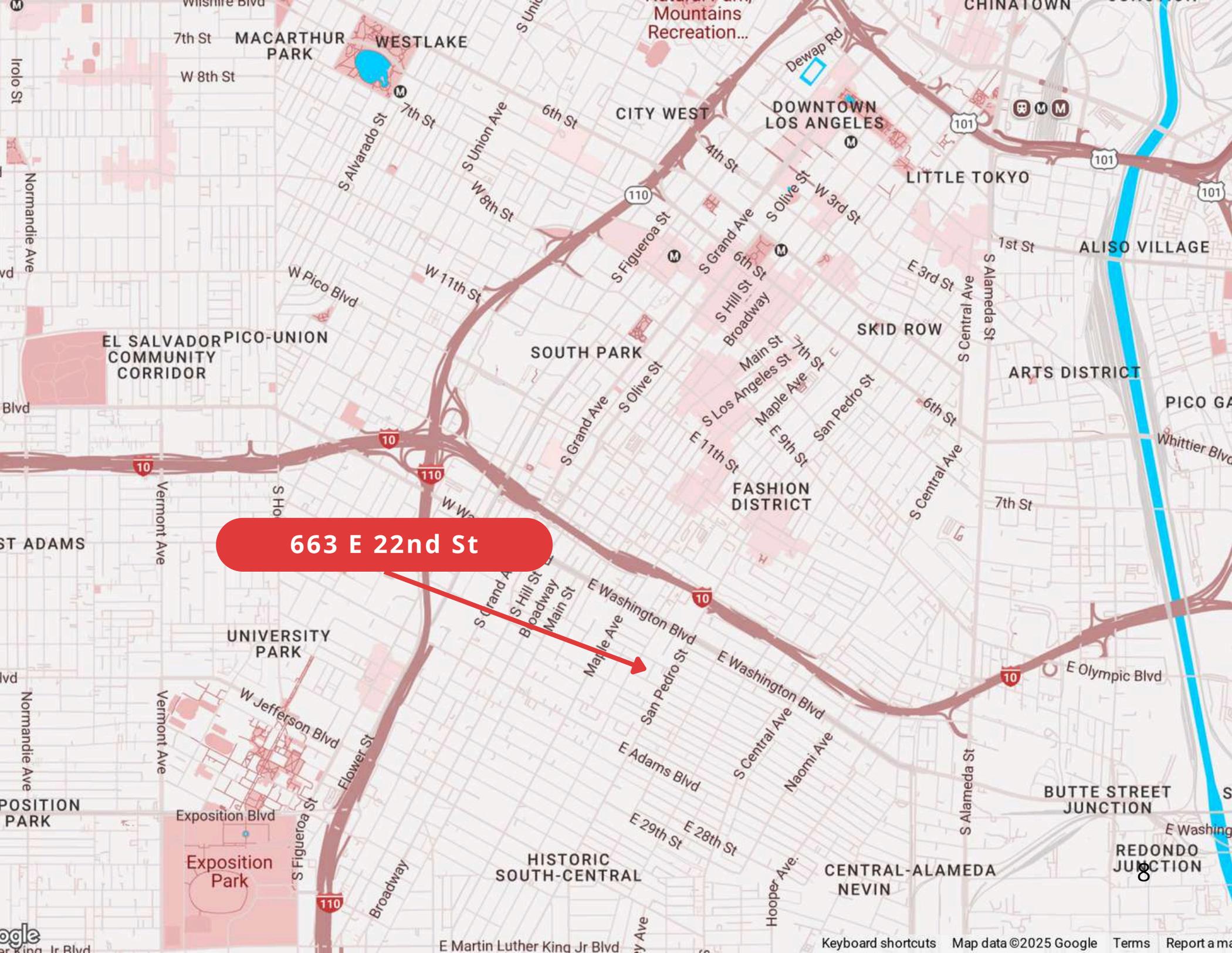


**Not drawn to scale and provided for visual representation purposes only.*

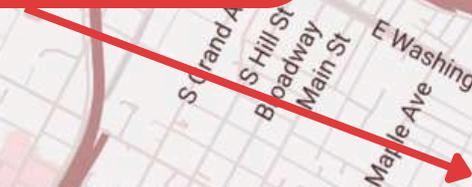
GREAT FREEWAY EXPOSURE



Collection Street	Cross Street	Traffic Volume (VPD)	DISTANCE FROM THE PROPERTY
S San Pedro St	E 20th St SW	25,706	0.15 mi
E 22nd St	S San Pedro St NW	23,919	0.07 mi



663 E 22nd St



**FOR MORE INFORMATION REGARDING THIS
OPPORTUNITY, PLEASE CONTACT:**



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MAJOR PROPERTIES

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