

±1.81 ACRE TRUCK YARD / INDUSTRIAL OUTDOOR STORAGE **FOR LEASE**

±78,713 SF Land | ±2,925 SF Office | 100% Concrete Yard



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

GARRETT MASSARO ^{SIOR}

Principal | DRE 01771471

e || gmassaro@leelalb.com

p || 562.354.2516

BRANDON CARRILLO

Principal | DRE 01745362

e || bcarrillo@leelalb.com


p || 562.354.2510

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 www.lee-associates.com

PROPERTY OVERVIEW

Lee & Associates is pleased to present a ±1.81 acre truck yard available for lease in a highly functional industrial location. This site offers a rare opportunity for truck parking, container storage, and industrial outdoor storage with immediate access to major transportation routes.

The property features a fully improved concrete yard, dedicated office space, and is positioned along an overweight corridor, making it ideal for logistics, transportation, and fleet operations.

With multiple points of access, yard lighting, and high perimeter fencing, the site is designed to support efficient circulation and secure operations for a wide range of industrial users.



PROPERTY SUMMARY

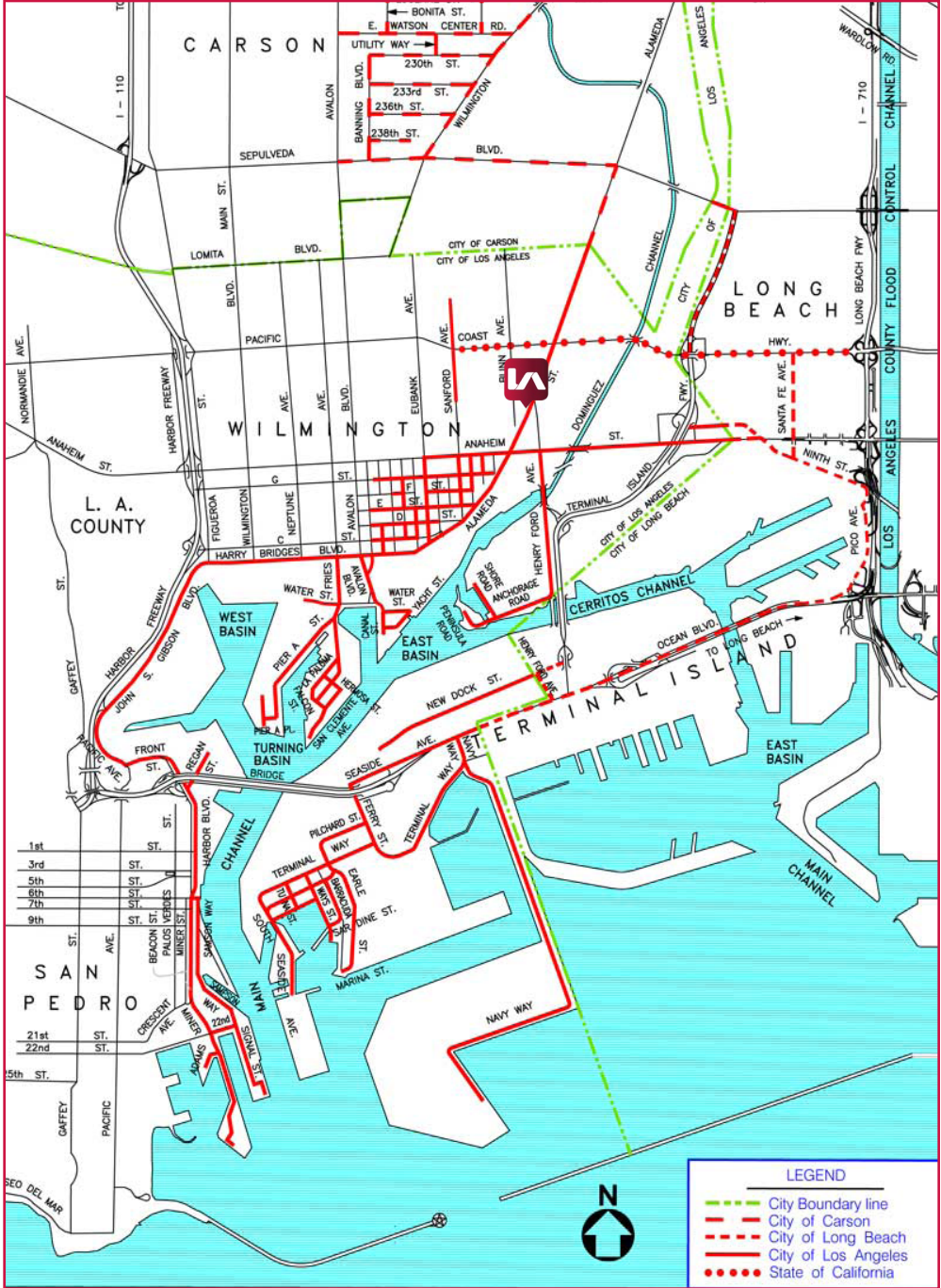
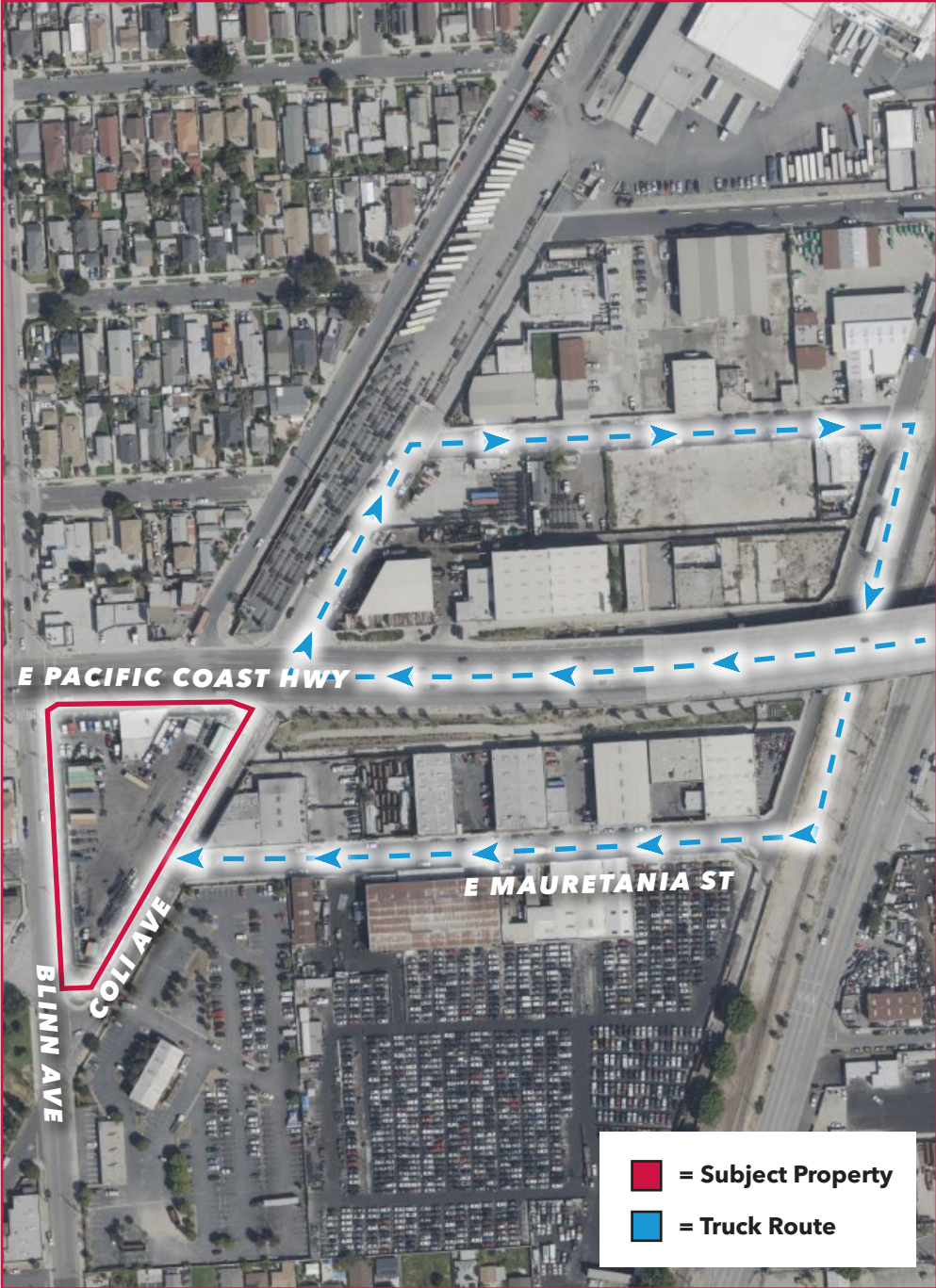
Lease Rate **\$45,000 Per Month Gross (\$0.572/SF Land)**

Land Area **±78,713 SF (±1.81 Acres)**

Building Size **±2,925 SF Office Building
±1,945 SF Office / ±880 SF Warehouse**

- Other Features
- **Overweight Corridor Frontage on PCH, Truck Route Via Mauretania (Verify)**
 - **100% Concrete Yard**
 - **Multiple Points of Access**
 - **Yard Lights**
 - **±15' High Perimeter Walls**
 - **Ideal for Truck Parking / Container Storage**
 - **Secure and Functional Yard Layout**
 - **Available 5/1/2026**









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p || 562.354.2510

Lee & Associates Los Angeles - Long Beach Inc.

DRE License 01069854

5000 E Spring St., Suite 600, Long Beach, CA 90815

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@leeassociateslalb



@leeassociateslalb



@LeeAssociatesLA



www.lee-associates.com

**1520 E PACIFIC COAST HWY,
WILMINGTON, CA 90744**