

FOR LEASE



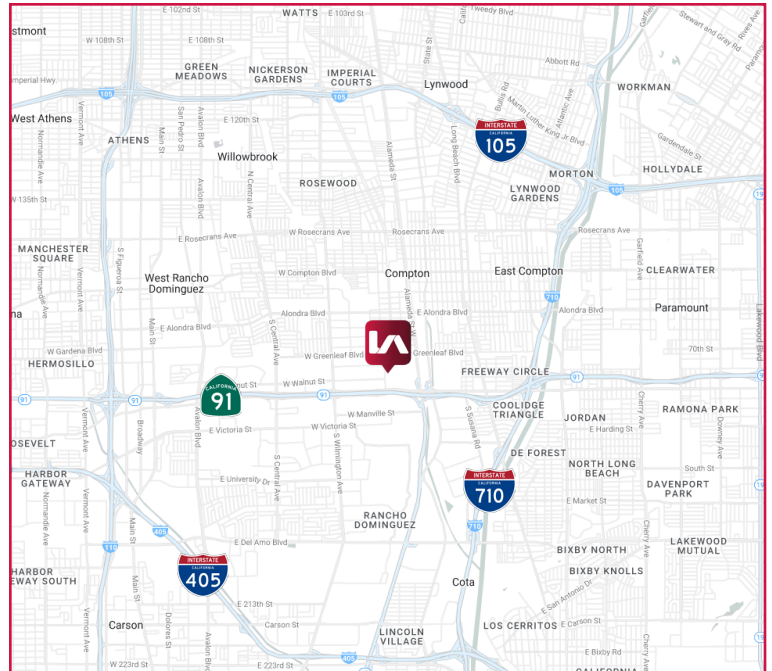
MAJOR BUILDING UPGRADES PLANNED BY LANDLORD

PRICE

LEASE RATE/SF \$1.35/SF NNN

PROPERTY DETAILS

- ±45,776 SF Industrial Warehouse on ±113,523 SF Lot
- ±7,094 SF of Office
- 24' Clearance
- COMH Zoning
- Abundant Parking - Large Fenced Yard
- 6 Dock High Doors
- 154' From Dock to Fence; Great Truck Turning Radius
- 1,200 Amps, 277/480 Volts, 3 Phase Power
- Adjacent To Blue Line Metro Rail Station
- Close Proximity to 91, 710, 105, and 405 Freeways
- Tenant shall verify all aspects of the property and information contained herein.



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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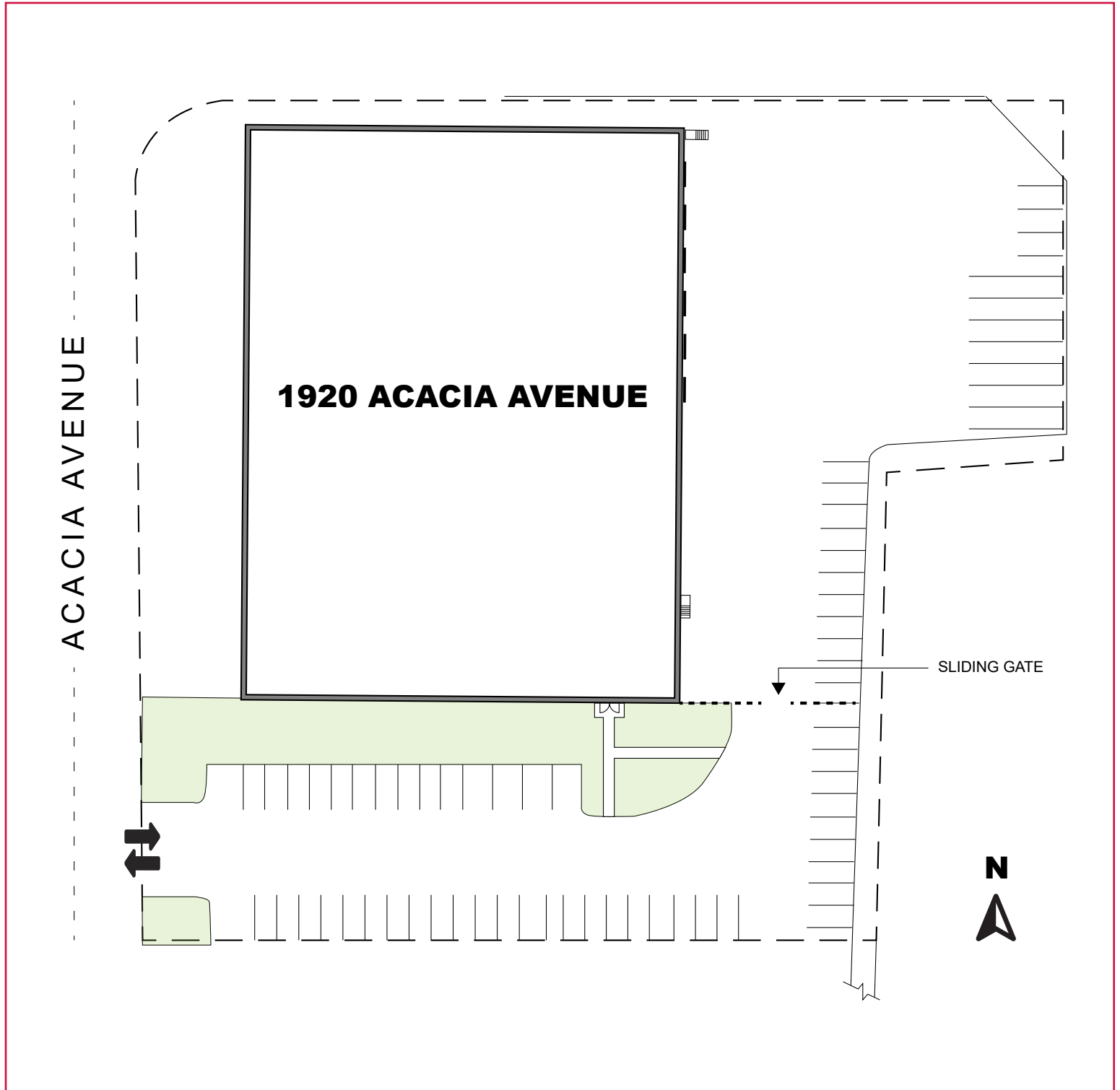
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