

LEASE

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

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

**663
E 22ND
STREET**

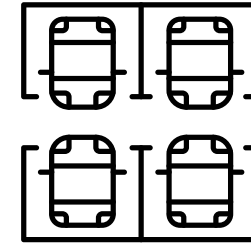
**≈25,500 SF
\$0.80/SF MODIFIED GROSS
INDUSTRIAL BUILDING**

PROPERTY HIGHLIGHTS

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



Manufacturing
or Distribution
uses allowed

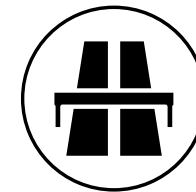


On-Site Parking &
Secured Lot



Drive-In
Loading Door

SUBJECT PROPERTY



Excellent Freeway
& Transit Access



High
Ceiling



Prime
Location

PROPERTY DETAILS

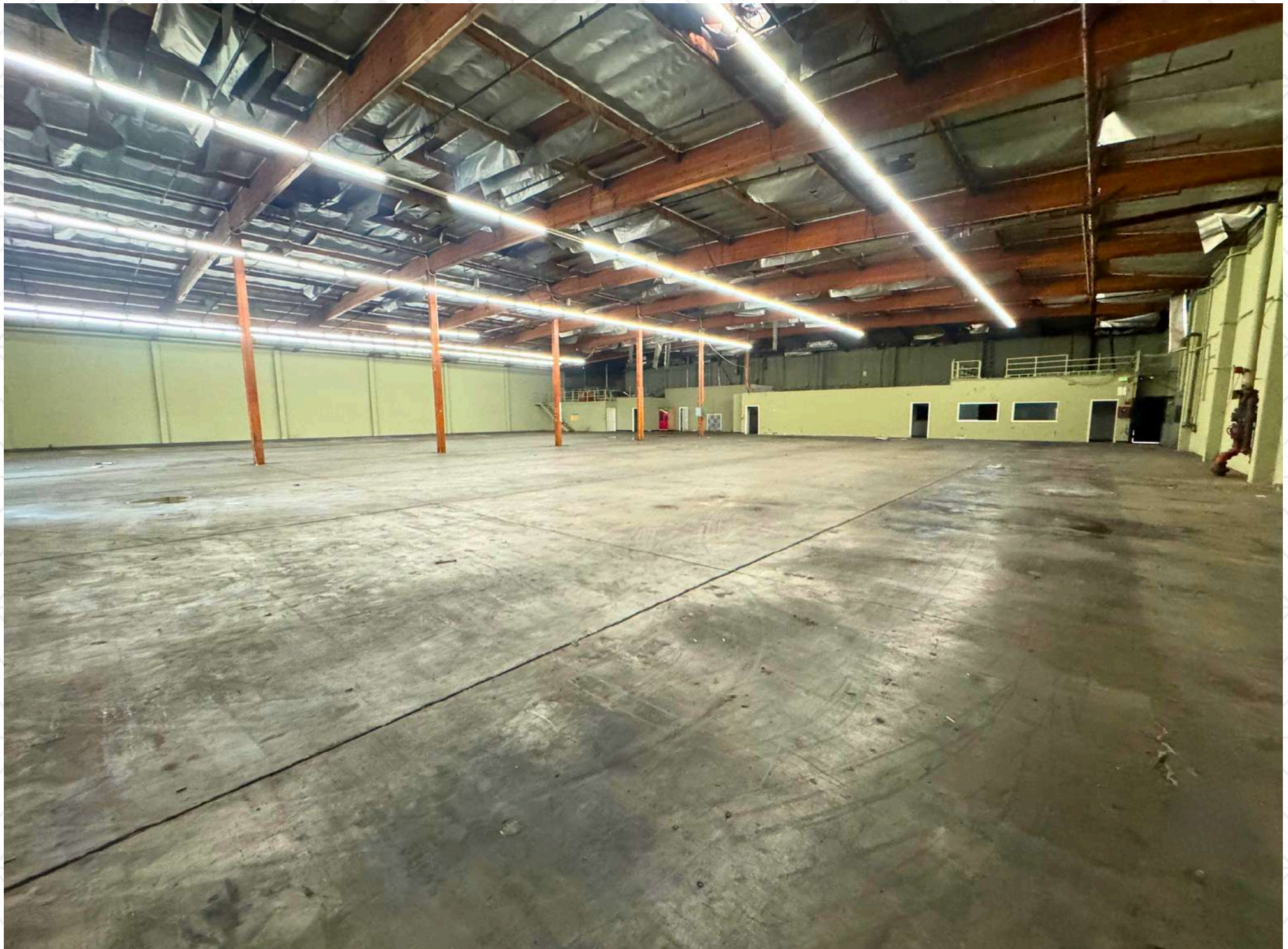
Price / SF	\$20,400 per month or \$0.80/SF MG
Available Space	±25,500 SF Industrial
Clear Height	24'
Sprinklers	Yes
Drive-In Doors	2 total (10' W x 12' H)
Power	400A / 277-480V, 3-Phase, 4-Wire
Covered Parking	±70 Spaces
Frontage	San Pedro St & E 22 nd St
Year Built	1969
Zoning	LAM1
APNs	5127-005-014

***Buyer to verify all information**

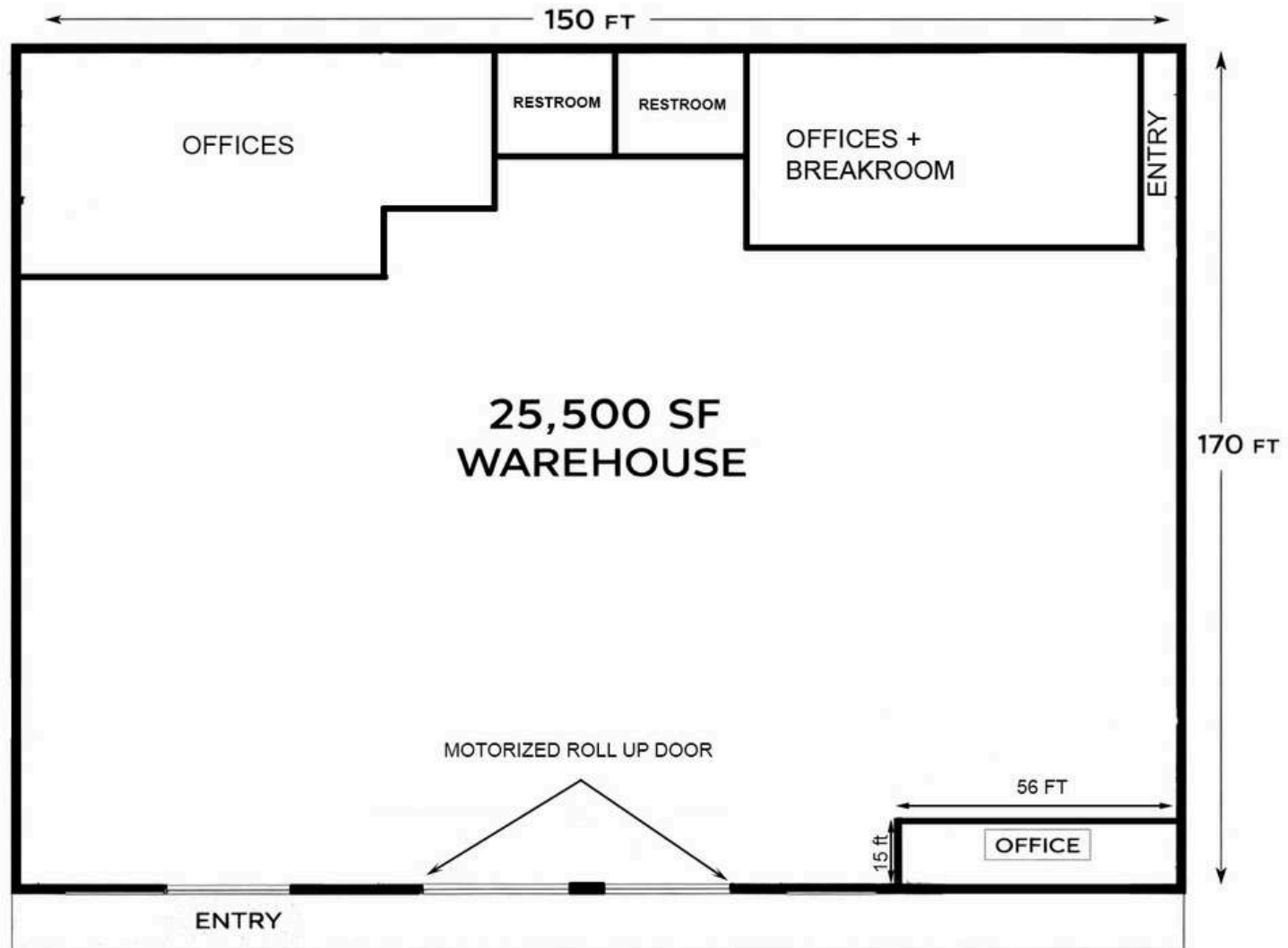
An aerial photograph of a city block. A large industrial building with a red roof is outlined in black. A red line points from a red dot on the roof to a red label. Below the building is a large, rectangular area of green grass, also outlined in black. A red line points from a red dot on the grass to a red label. The surrounding area is filled with residential houses, streets, and parked cars.

INDUSTRIAL 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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