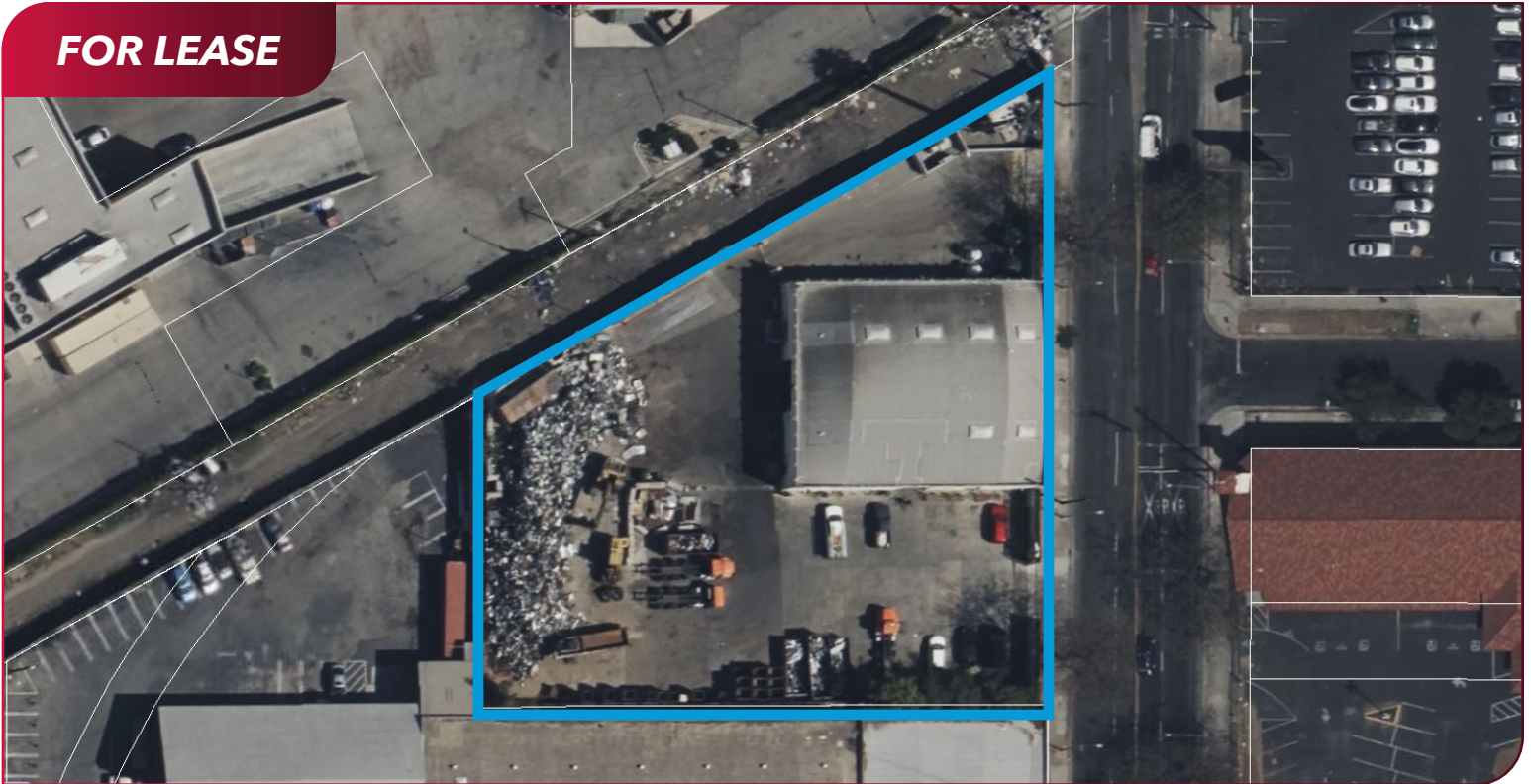


**FOR LEASE**

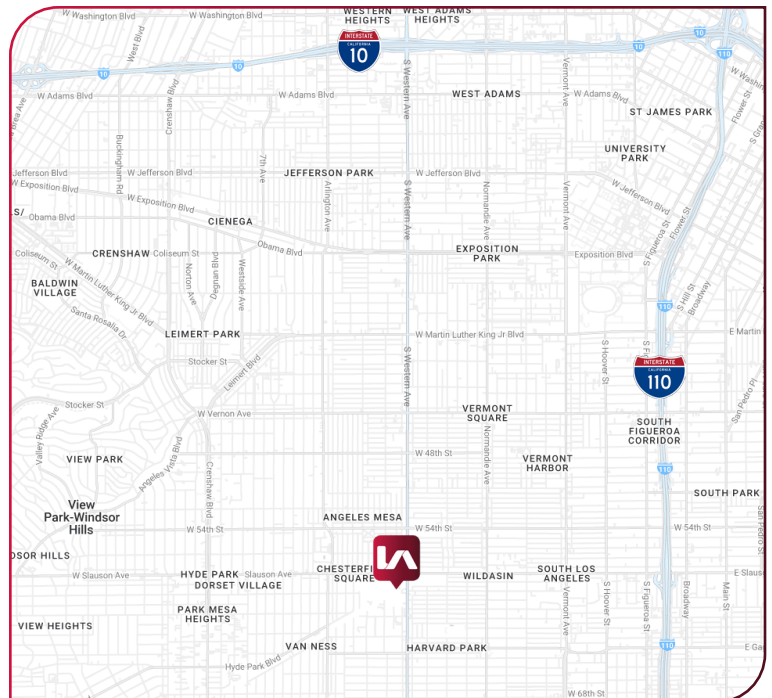


**PRICE**

**LEASE RATE/SF \$0.64 GROSS**

**PROPERTY DETAILS**

- ±40,934 SF (0.94 Ac) Land Available
- ±9,450 SF Building Including Mezzanine
  - » 16' Clear Height
  - » 1 GL Door
  - » Sprinklers
  - » 400 Amps / 120 - 240v 3p Power
- CM-2 Zoning
- Close Proximity to the 110 and 10 Freeways



**LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.**

**TRAUGER RALSTON**

Principal | DRE LIC 01731383  
e tralston@leelalb.com  
p 310.965.1742

**SEAN FANG**

Sr. Associate | DRE LIC 01745123  
e sfang@leelalb.com  
p 310.965.1774

**BRETT FRUCHT**

Associate | DRE LIC 02231615  
e bfrucht@leelalb.com  
p 310.965.1753

Lee & Associates Los Angeles - Long Beach Inc. | DRE License 0169854 | 21250 Hawthorne Blvd, Suite 700, Torrance, CA 90503