

LEASE RATE
\$0.99/SF
FIRST 3 MONTHS
OF LEASE

12147

KIRKHAM ROAD



12147

KIRKHAM ROAD
SUITE A

LEASE RATE

\$1.45/SF NNN + ±\$0.39/SF NNN's

AVAILABLE

IMMEDIATELY

- ☉ ±4,087 SF INDUSTRIAL WAREHOUSE
- ☉ ONE GRADE-LEVEL DOOR
- ☉ EXCELLENT SIGNAGE OPPORTUNITY
- ☉ LOCATED IN ±15,240 SF MULTI-TENANT INDUSTRIAL BUILDING
- ☉ ±21' WAREHOUSE CLEAR-HEIGHT
- ☉ ZONING: LI
- ☉ 60% WAREHOUSE / 40% OFFICE
- ☉ AMPLE PARKING (3.15 / 1,000 SF)



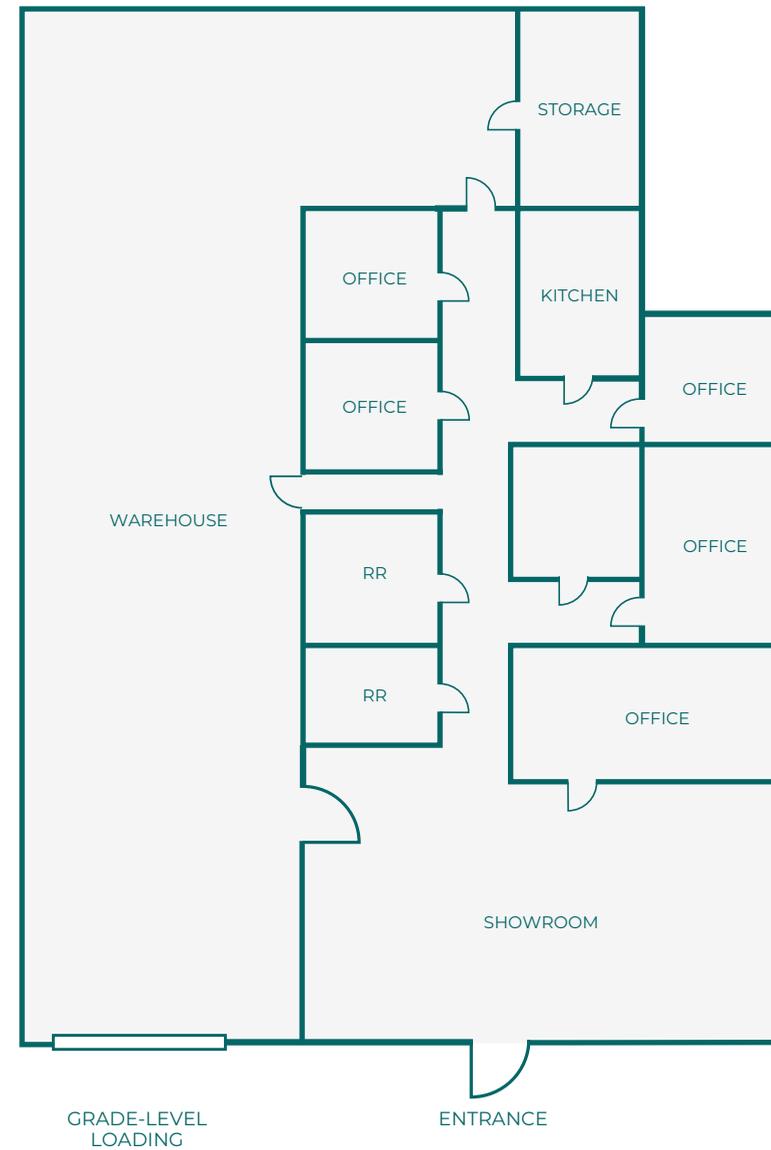
WAREHOUSE



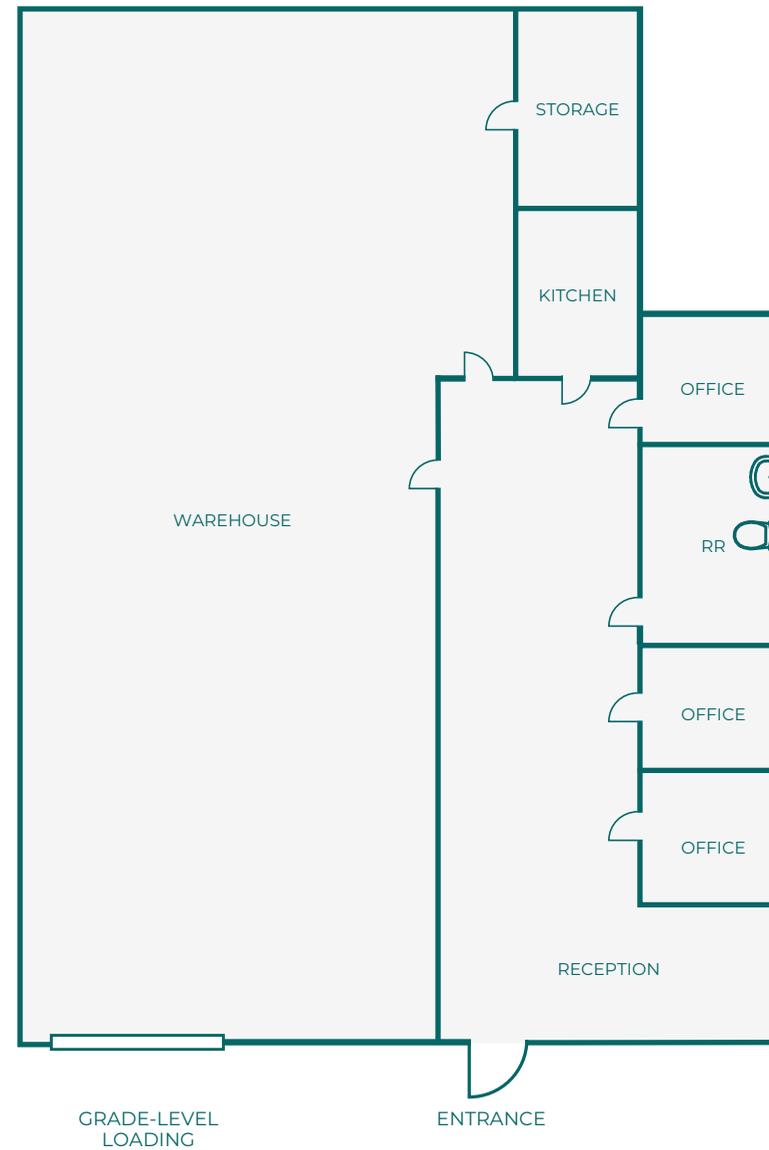
SHOWROOM



- ☑ ±4,087 SF INDUSTRIAL WAREHOUSE
- ☑ 60% WAREHOUSE / 40% OFFICE
- ☑ ONE GRADE-LEVEL DOOR
- ☑ ±21' WAREHOUSE CLEAR-HEIGHT
- ☑ SHOWROOM / RECEPTION AREA
- ☑ SIX PRIVATE OFFICES
- ☑ KITCHEN AREA
- ☑ TWO RESTROOMS
- ☑ FRONTAGE ON KIRKHAM ROAD
- ☑ AMPLE PARKING
- ☑ ACCESS TO TWO DUMPSTERS ON-SITE



PROPOSED FLOOR PLAN





- In-N-Out Burger
- Kohl's
- City Fun Center
- Papa Duke's Deli

- Lightning Brewery

- Fillipi's Pizza Grotto
- Starbucks
- Jack in the Box
- Smart & Final
- Dollar Tree
- El Pollo Loco
- McDonald's
- Better Buzz
- Dollar Tree
- LA Fitness

- Taco Bell
- 5 Guys
- Petco
- Walgreens

KIRKHAM WAY

PAINE STREET

GREGG STREET

12147
KIRKHAM ROAD
SUITE A



12147
KIRKHAM ROAD

 **LEE &
ASSOCIATES**
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