



ARES
INDUSTRIAL
MANAGEMENT

AVAILABLE
NOW

INDUSTRY COMMERCE CENTER

16175-16185 E. STEPHENS ST., CITY OF INDUSTRY, CA 91745

FOR LEASE | 51,340 SF to 120,030 SF | Freestanding Industrial Building



LARA TEAM

NATHAN LARA, SIOR
EXECUTIVE VICE PRESIDENT
M: 714.723.1212
nlara@daumcre.com
CADRE #01923385

JACK NERSESIAN
BUSINESS DEVELOPMENT MGR
M: 818.636.3460
jnersesian@daumcre.com
CADRE #01717556

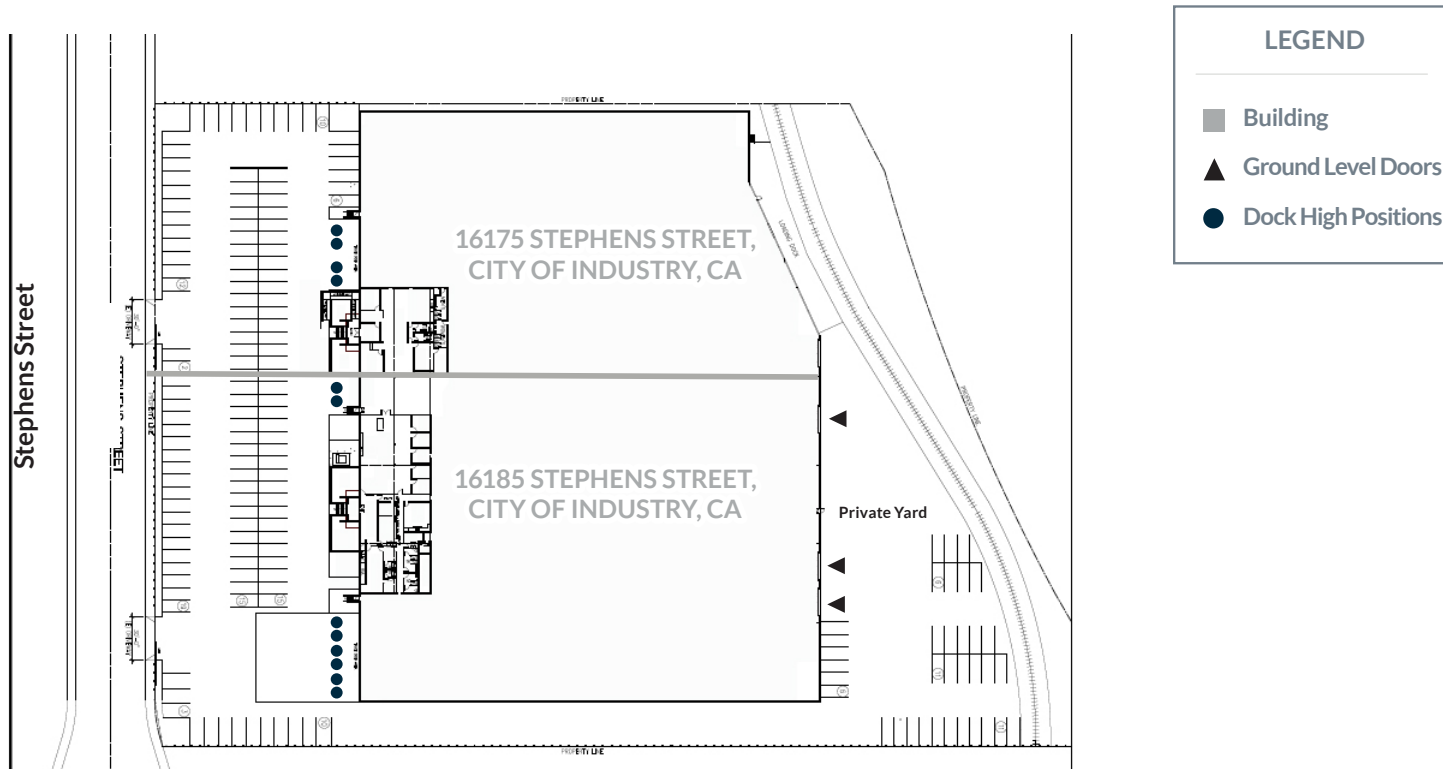
ANDREW LARA, SIOR
EXECUTIVE VICE PRESIDENT
M: 714.723.2626
alara@daumcre.com
CADRE #01820297



ARES
INDUSTRIAL
MANAGEMENT

Property FEATURES

- 120,030 SF Freestanding Industrial Building (Divisible)
- 9,349 SF Office Space
- 24' Clear Height
- 243,157 SF Lot Size
- Twelve (12) Dock High Loading Positions
- Three (3) Ground Level Roll-up Doors
- 400 Amps 277/480 Volts 3 Phase, 4 Wire Power
- Sprinkler 0.38 GPM / 4,000 SF
- 167 Parking Spaces
- Painted Exterior of Building
- 16185 Stephens St. - Private Fenced Yard for Container Storage
- New Roof
- New Skylights
- Repaired Warehouse Floors
- New Exterior Lights
- New HVAC System for 16175 Stephens Street



16175 STEPHENS STREET

Property FEATURES

- 51,340 SF
- 3,555 SF Office Space
- 24' Clear Height
- Four (4) Dock High Positions
- 62 Parking Spaces
- New Roof
- New Skylights
- New HVAC System
- Private Fenced Yard

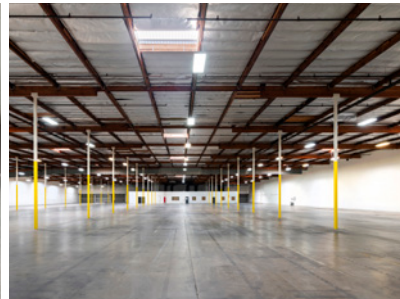


ARES
INDUSTRIAL
MANAGEMENT

16185 STEPHENS STREET

Property FEATURES

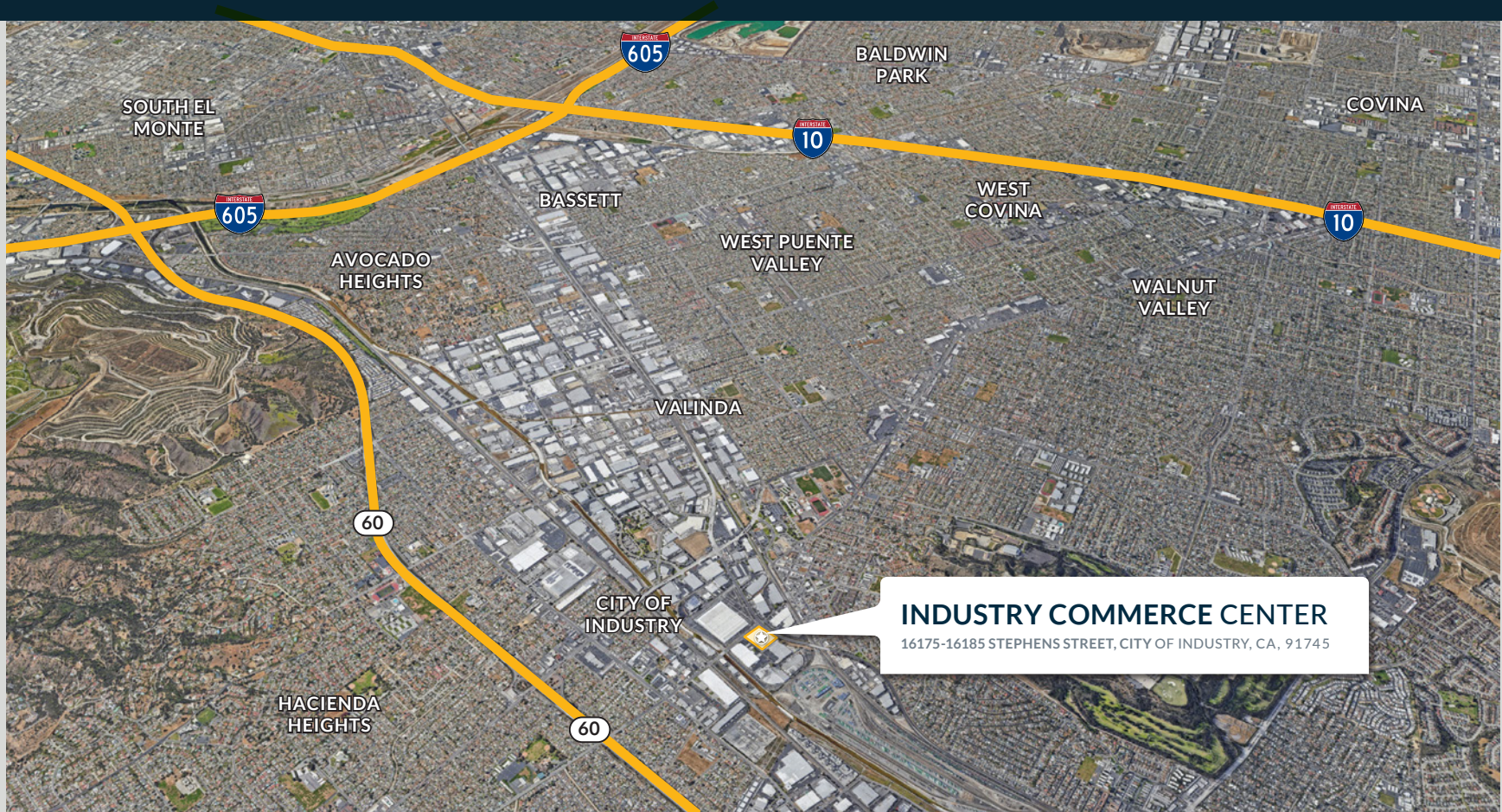
- 68,690 SF
- 5,794 SF Office Space
- 24' Clear Height
- Eight (8) Dock High Positions
- 105 Parking Spaces
- Three (3) Ground Level Doors
- New Roof
- New Skylights
- Private Fenced Yard (2 sides of the unit)



ARES
INDUSTRIAL
MANAGEMENT

Location HIGHLIGHTS

- Industry Commerce Center is a highly functional warehouse and distribution facility located in the San Gabriel Valley, located right off the 60 FWY and just 34.6 miles from the Port of Los Angeles and 33.1 miles from the Port of Long Beach.
- The City of Industry submarket vacancy at 2.9% is near its lowest level in history.
- This property is 120,030 ft.² situated on 5.58 acres, with the optionality to accommodate one to two tenants (currently functioning as a two-tenant distribution facility)



ARES
INDUSTRIAL
MANAGEMENT

ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



LARA TEAM

NATHAN LARA, SIOR
EXECUTIVE VICE PRESIDENT
M: 714.723.1212
nlara@daumcre.com
CA DRE #01923385

JACK NERSESIAN
BUSINESS DEVELOPMENT MGR
M: 818.636.3460
jnersesian@daumcre.com
CA DRE #01717556

ANDREW LARA, SIOR
EXECUTIVE VICE PRESIDENT
M: 714.723.2626
alara@daumcre.com
CA DRE #01820297



**ARES
INDUSTRIAL
MANAGEMENT**