

FOR LEASE OR SALE

±2.3 ACRES (±100,500 SF)

Fully Improved Turnkey Truck /
Outside Storage Yard

206 W 196TH ST

Unincorporated LA, CA

**YARD COMPLETE AND READY
FOR IMMEDIATE OCCUPANCY**

Andy Gage

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

ASSET PROFILE



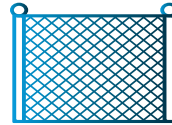
SITE ADDRESS

206 W 196th St
Unincorporated LA



LAND SIZE

2.3 Acres
100,500 SF (Land)



YARD

7' Thick Full Concrete /
Fenced Yard



ZONING

M-2
Industrial Zone



DISTANCES

LAX - **7 Miles**
Ports of LA/LB - **6.5 Miles**



PROXIMITY

Close Proximity to
405 & 110
Freeways

PROPERTY DESCRIPTION

- ± 2.3 Acres / $\pm 100,500$ SF
- Full Concrete Yard (7' thick)
- ± 400 SF Modular Office with Restrooms
- Fully Fenced / Secured
- Infrastructure Available to Accommodate Eight (8) EV Charging Stations
- New Lighting Throughout with Conduit for Cameras
- Unincorporated LA County
- Container / Truck Parking Allowed

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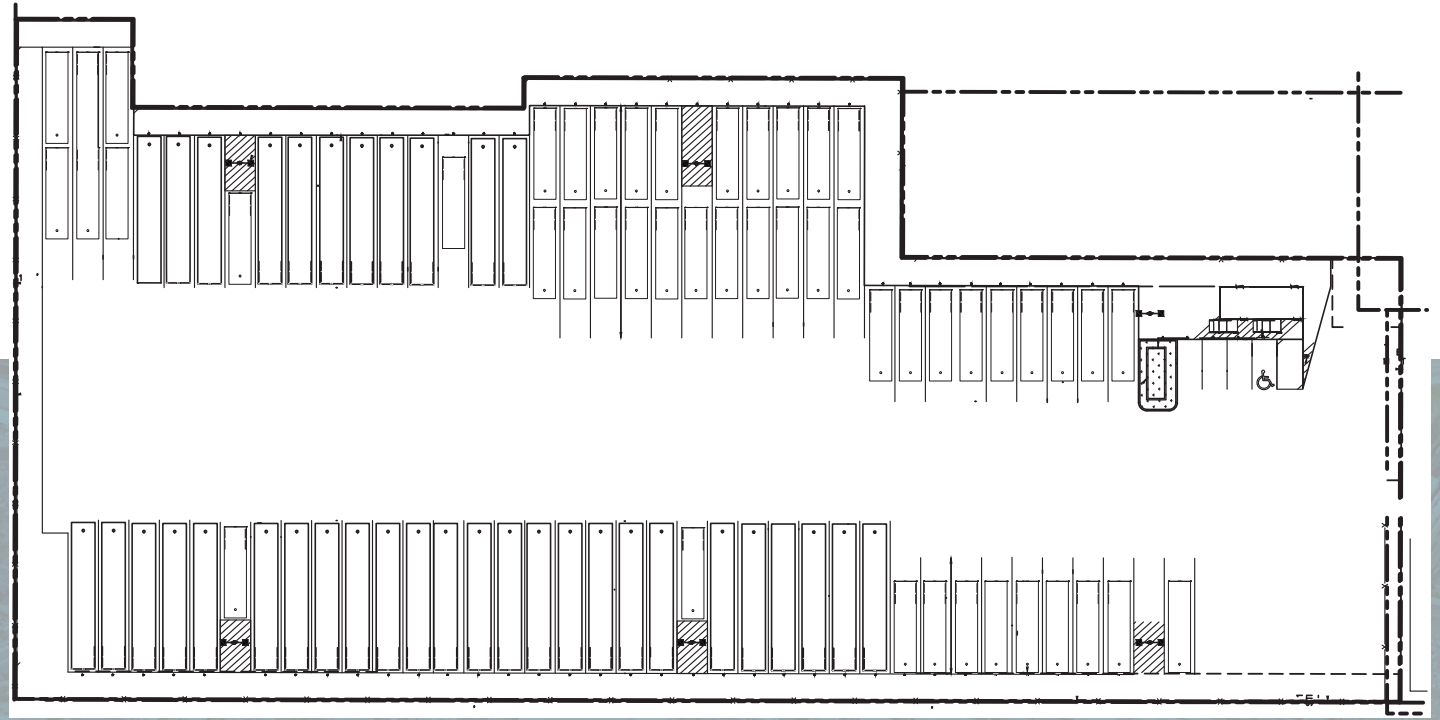


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CONCEPTUAL SITE PLAN



YARD

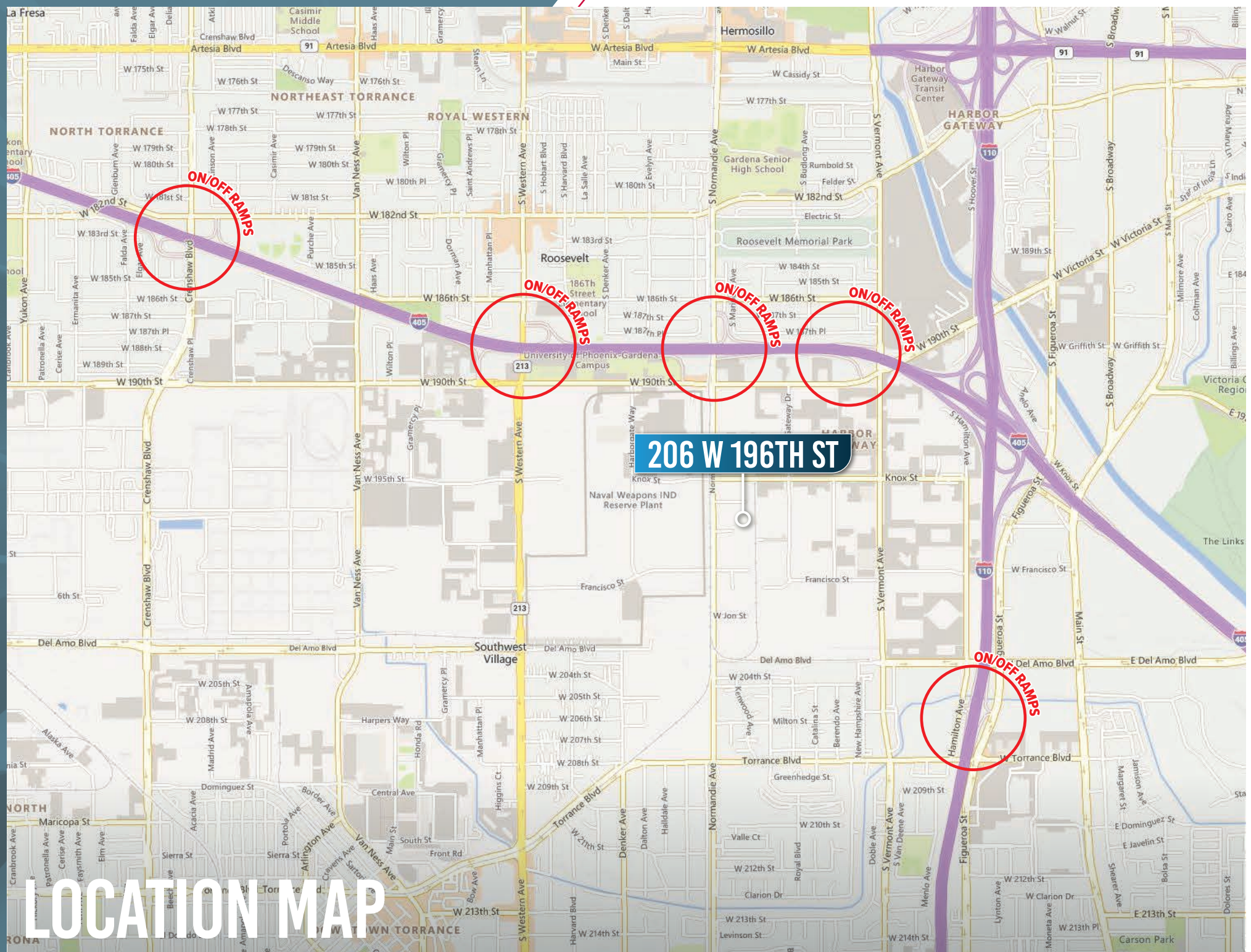
Fully Fenced / Concrete Yard



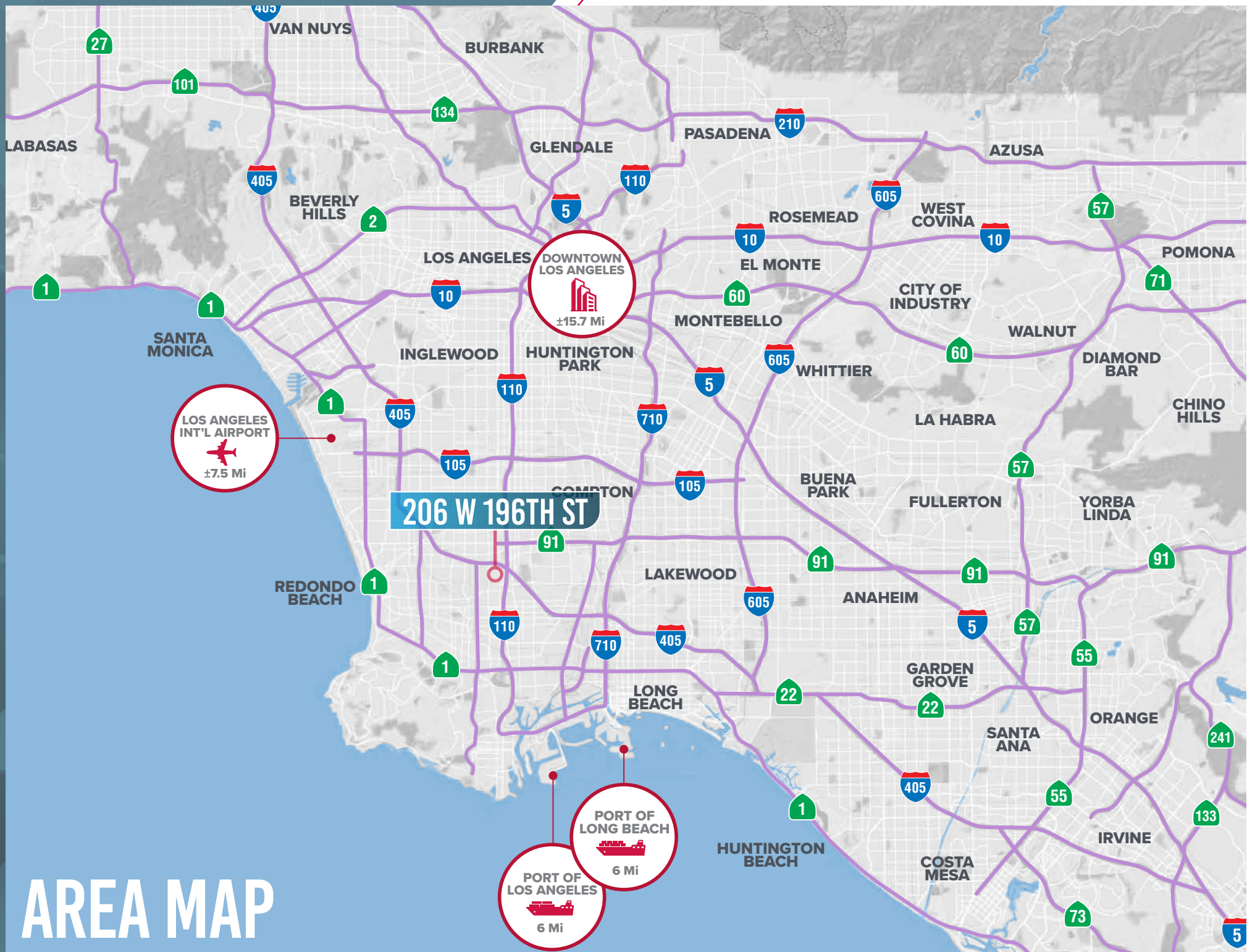
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LOCATION MAP



AREA MAP

206 W 196TH ST

Unincorporated LA, CA

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