



**3949 W. 70th Street at
Jewella Avenue (SW Corner)**

2.0 - 32.35 +/- Acres

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Property Details

Land Area	2.00 - 32.35 Acres
Monthly Lease Rate	\$800 - 1,0000 / AC
Lease Rate Annual	\$0.22 - \$0.28/ SF
Lease Type	Gross
Zoning	I-2
Land Splits Available	Yes
Adjacent Parcels	Yes
Lot Depth and Frontage	(D) 1,042' / (F) 1,053'

Property Overview

Vacant gravel rocked yard land lots available for lease. Great potential use for truck parking and/or equipment and miscellaneous industrial storage. Excellent location with easy access to major thoroughfares. It can be subdivided and there are adjacent lots available.

The property is logistically situated within an ideal location. It's located just off the west side of Jewella Avenue and sits less than two miles from both I-20 and LA 3132 Innerloop. I-49 is located less than 3 miles east. It sits within an opportunity zone.

