

±50,339 SF

Freestanding Warehouse for Lease

Prime Central Location / Excellent Freeway Access

18120 Rowland St | City of Industry, CA 91748

**LEASE RATE: \$1.28 PSF/NNN
NNN: \$0.27 PSF/MONTH**



TAI NGO, CCIM

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates - Industry Inc.
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(562) 699-7500 | Corp. ID# 01125429

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PROPERTY OVERVIEW

TOTAL BUILDING SIZE	±50,339 SF
OFFICE AREA	±11,626 SF (2-Story Configuration)
CLEAR HEIGHT	24'
LOADING	4 Dock-High Loading Doors 2 Ground-Level Doors
LOT SIZE	2.29 Acres
PARKING	±74 Spaces
POWER	400 Amps / 277-480 Volts
FIRE PROTECTION	.45 GPM / 3,000 SF Sprinkler System
CONFIGURATION	Single-Tenant, Freestanding Building Ideal for Warehousing, Distribution, or Light Manufacturing

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REGIONAL MAP

