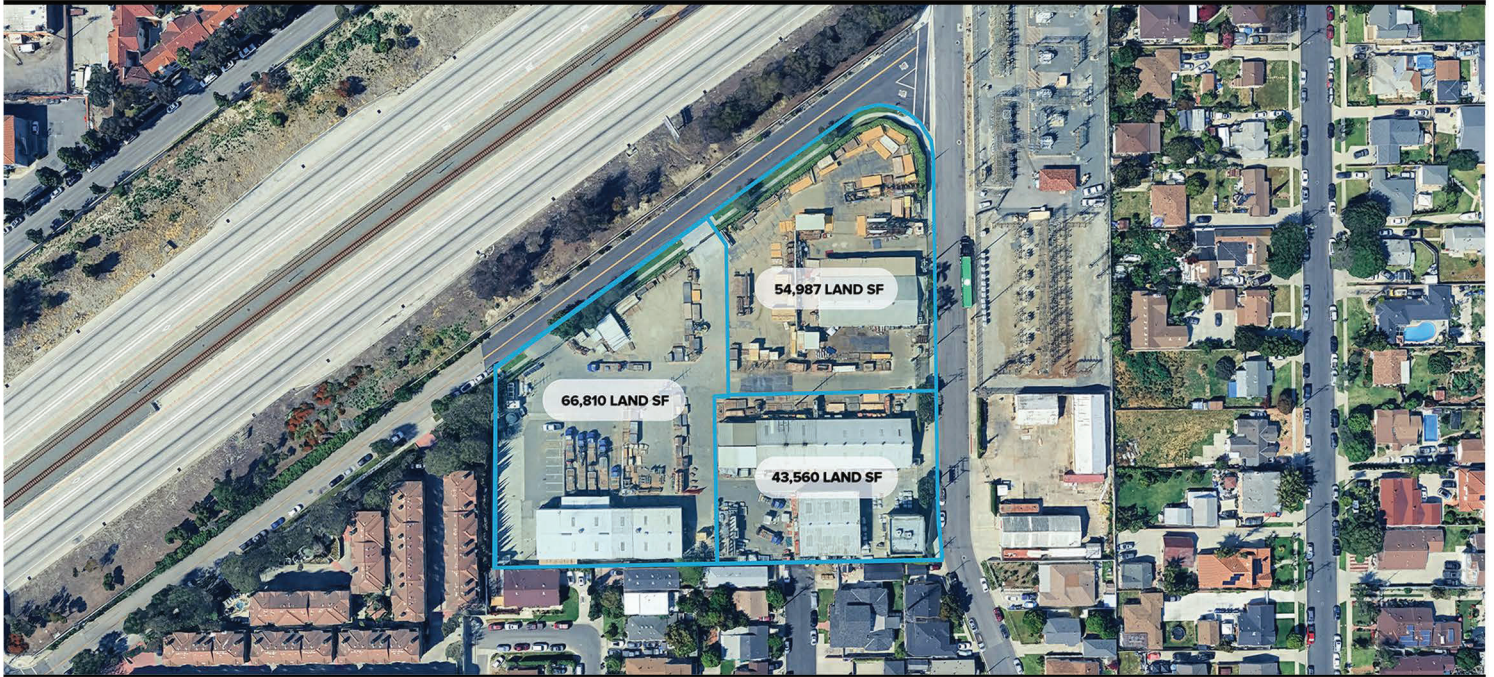


Available Acres 3.80

Land For Sublease

Available SF 165,357

**Address:**

13217 Laureldale Ave, Downey, CA 90242

**Cross Streets:**

Gardendale St/Laureldale Ave

Sublease Through 01/31/2029  
 Crane Served Facility  
 5 Buildings Totaling 28,000 SF  
 4 Docks and 4 Ground Level Doors  
 Divisible to 1 Acre  
 Flexible Configuration

<b>Lease Rate/Mo:</b>	\$64,489	<b>Available Acres:</b>	3.80 Ac	<b>Gas:</b>	Yes	<b>Specific Use:</b>	Industrial
<b>Lease Rate/SF:</b>	\$0.39	<b>Available SF:</b>	165,357 SF	<b>Water:</b>	Yes	<b>Zoning:</b>	M-1
<b>Lease Type:</b>	NNN / Op. Ex: \$0.04	<b>Divisible SF:</b>	43,560 SF	<b>Sewer:</b>	Yes	<b>Rail Service:</b>	No
<b>Lease Terms:</b>	Sublease Through 01/31/2029	<b>Building SF:</b>	28,000 SF	<b>Electric:</b>	Yes	<b>Market Area:</b>	Long Beach/Harbor Cities
<b>Sale Price/SF:</b>	NFS	<b>Yard:</b>	Fenced/Paved	<b>Fiber:</b>		<b>APN:</b>	6266011034,6266011039,62660
<b>Sale Price:</b>	NFS						

**Listing Company:** The Klabin Company  
**Agents:** [Nicholas Buss 310-329-9000](#), [Frank Schulz 310-329-9000](#), [Todd Taugner 310-329-9000](#)

**Listing #:** 42069971**Listing Date:** 03/07/2025**FTCF:** CB300N00S000/A0AA**Notes:** OpEx: \$0.04 PSF. Sublessee to verify all information contained herein.

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## SITE PLAN

LAND FOR SUBLEASE

