

Available SF 28,000 SF

Industrial For Sublease

Building Size 28,000 SF



Address: 13217 Laureldale Avenue, Downey, CA 90242
Cross Streets: Gardendale St/Laureldale Ave

Sublease Through 1/31/2029
 Crane Served Facility
 5 Buildings Totaling 28,000 SF
 Flexible Office, Warehouse, and Land Configuration
 Divisible to 7,000 SF
 Fenced Yard

Lease Rate/Mo: TBD
Lease Rate/SF: TBD
Lease Type: Net / Op. Ex: \$0.23
Available SF: 28,000 SF
Minimum SF: 7,000 SF
Prop Lot Size: POL
Term: Sublease Through 01/31/2029
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M1

Sprinklered: Yes
Clear Height:
GL Doors/Dim: 4
DH Doors/Dim: 4
A: V: O: W:
Construction Type: STEEL
Const Status/Year Blt: Existing / 1989
Whse HVAC: No
Parking Spaces: 0 / **Ratio:**
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 6,000 SF
Restrooms: 6
Office HVAC: Heat & AC
Finished Ofc Mezz: 3,000 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: Long Beach/Harbor Cities
APN#: 6266011034,6266011039,62

Listing Company: The Klabin Company
Agents: [Nicholas Buss 310-329-9000](#), [Frank Schulz 310-329-9000](#), [Todd Taugner 310-329-9000](#)
Listing #: 42516697
Notes: Sublessee to verify all information contained herein.

Listing Date: 05/05/2025

FTCF: CB300N000S000/A0AA



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