



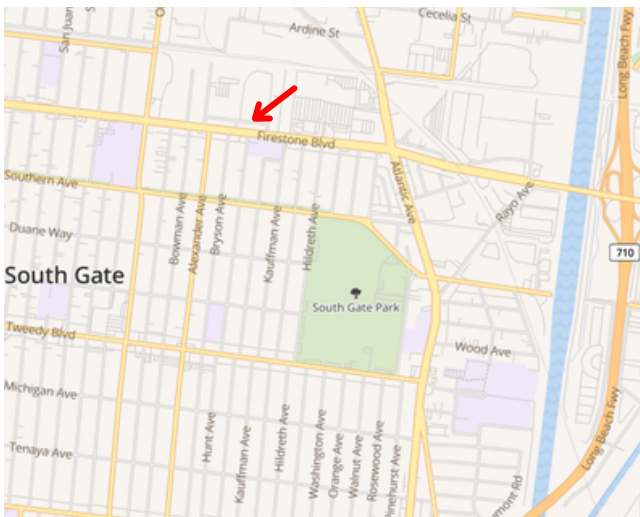
20,568 SF CLASS A - INDUSTRIAL FOR LEASE

4553-7 Firestone Blvd.
South Gate, CA 90280

\$1.13 NET

- \$0.27 Net Expenses
- 1,776 SF Ground Floor
Office, 2,225 SF Mez
Storage (Included in
total)
- 5 Year Minimum
- 3.00% Base Increases

LISTING FEATURES



- 33 Reserved Car Parking
- 21' Clear
- Built in 1991 - Fully restored 2020, Planned Refurbishment 2026
- (3) Dock & (3) Grade Level Loading - 60' Concrete Truckwell(s)
- Net Expenses Include Taxes, Insurance, CAM
- .45/3000 Sprinklers, 3% Vented Skylights w/ Smoke Vents; 800 ((1)400 + (1)200 + (1) 200) Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity
- Natural Gas Stubbed; 2" Heavy Duty Water Service
- Private Side Yard
- Zoned: M3 - Heavy Manufacturing
- Experienced Landlord w/ Additional Buildings for Expansion
- Excellent Freeway and Major Thoroughfare Access
- Deliverable October 1, 2026

LYONS & LYONS PROPERTIES
Chuckie Lyons - Broker Lic. 00625110
Colin O'Brien - Broker Lic. 02145353



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chuckie@lyonsandlyons.net
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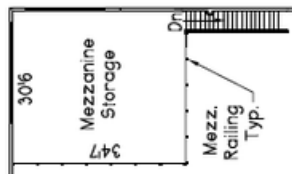
WWW.LYONSANDLYONS.NET
880 Apollo Street, Suite 227
El Segundo, CA 90245

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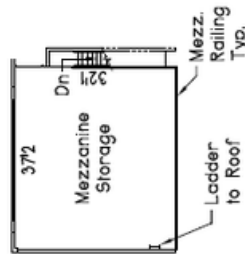
4553 & 4557
Firestone Blvd.
South Gate,
CA 90280

Total Land Area	4557	4553	TOTAL
77,486 Sq. Ft.	Total Sq. Ft. w/ Mezzanine	Total Sq. Ft. w/ Mezzanine	Total Sq. Ft. w/ Mezzanine
	11,559 Sq. Ft.	9,009 Sq. Ft.	20,568 Sq. Ft.
Parking Summary	Footprint	Footprint	Footprint
4553	10,387 Sq. Ft.	7,956 Sq. Ft.	18,343 Sq. Ft.
12 Standard Accessible	1st Floor Office (Excluding Entry and Shop RR)	1st Floor Office (Excluding Entry and Shop RR)	1st Floor Offices (Excluding Entrances and Shop RR's)
4557	916 Sq. Ft.	860 Sq. Ft.	1,776 Sq. Ft.
17 Standard Accessible	Mezz. Storage	Mezz. Storage	Mezz. Storages
2 Compact	1/72 Sq. Ft.	1,053 Sq. Ft.	2,225 Sq. Ft.

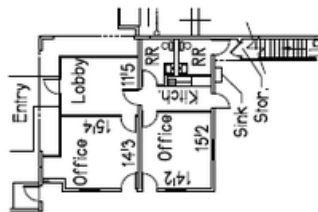
- Quality Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Features, Developed by Lyons & Lyons Properties.
 *Loading: Large 104' Turnaround Radius; Clear Path to Common Drive;
 45553 - (1) Overnight 59' Concrete Truckwell Dock; (1) 10x10' Dock High Door w/ 30,000 Lb. Edge of Dock Leveler;
 (1) 12x24' Ground Level Door;
 45552 - (2) Overnight 59' Concrete Truckwell Dock; (1) 10x10' Dock High Door w/ 30,000 Lb. Edge of Dock Leveler and (1) 10x10' Dock High Door w/ 30,000 Lb. Pit Leveler;
 (1) 12x14' & (1) 14x24' Ground Level Doors.
 Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible);
 0.45/3000 Fire Sprinklers; Foiled Ceiling; 21 Ft. Clear Height; 3X Secured Vented Skylights including 2X Smoke Vent Skylights all w/ Security Grills; Antique White Wall
 Upgraded Warehouse Coverage LED Lighting; Polished & Sealed 5' Thick Reinforced Concrete Slab.
 Utility Services 4553, 4555 & 4557: 2" Heavy Duty Water Service; Natural Gas Service 4553 - 400 AMP, 480/277 Volts, 3 Phase, 4 Wire w/ Aerial Conduit Capacity 4555 & 4557 - 200 AMP, 480/277 Volts, 3 Phase, 4 Wire w/ Aerial Conduit Capacity;
 Ground Floor Office w/ Spacious 9' Ceilings, Central HVAC; Breakroom with Cabinetry, Double Sink & Microwave Outside; Monitoring Windows; Polished Concrete Floor Basecoat.
 Mezzanine Storage w/ 125 PSF Capacity with VCT Flooring and Vinyl Basecoat; Concrete Basecoat on Additional Office Subject to City Staff Approval.
 Exclusive Parking Spots (Indicated by 4553 & 4557); Heavy Duty Asphalt Paving.
 Secured Concrete Trash Enclosure Vaults, (1) 4553 & (2) 4557.
 Experienced Landlord with Additional Buildings for Expansion.
 Property Zone M3: Heavy Manufacturing.
 Low City Business Fees.



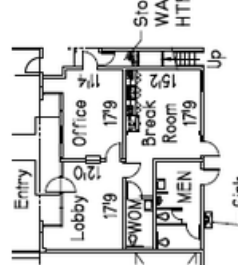
4553 Mezzanine
Floor Plan
Scale: 1" = 30'



4557 Mezzanine
Floor Plan
Scale: 1" = 30'



4553 1st Floor
Office Plan
Scale: 1" = 30'



4557 1st Floor
Office Plan
Scale: 1" = 30'

2-6-2021 17062

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**COMPLETED &
PENDING PARK
UPGRADES (12 Mo)**

COMPLETED

- Drought tolerant plants (hybrid tropical/desert plants)
- New irrigation systems for landscaping
- New white roofs – better for keeping warehouse cool
- New curb mounted smoke hatch vented 3% skylights
- Electric and manual roll down gates for exterior of glass storefronts
- New security cameras & AI monitoring system

PENDING

- New pavement
- New paint exteriors
- Install front security gate

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