

FOR LEASE

**±78,529 SF INDUSTRIAL BUILDINGS
(±32,831 SF & ±45,698 SF UNITS)**



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

±78,529 SF INDUSTRIAL BUILDINGS

FOR LEASE



Excellent
Short Term
Storage Space



Dock High &
Ground Level
Loading



Minutes to 5
& 134 Freeways



Divisible to
32,831 SF &
45,698 SF

Property Information

Available SF	±78,529 SF	For Sale	No
Minimum SF	±32,831 SF	GL Doors	2
Clear Height	12' - 13'	DH Doors	16
Sprinklered	Yes	Construction Type	Concrete
Prop Lot Size	POL	Year Built	1947
Term	TBD	Specific Use	Warehouse/ Distribution
Yard	Fenced / Paved	Warehouse AC	Partial
Lease Type	Gross	Zoning	GLM2
Office	TBD	Market/Submarket	Glendale
Restrooms	4	APN	5638-018-032
Possession Date	Immediate	Power	A: 1800 V: 480 O: 3 W: 4
Vacant	Yes		



±32,831 SF & 45,698 SF INDUSTRIAL UNITS

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Minutes to 5
& 134 Freeways



Expandable to
78,529 SF

UNIT A

Property Information

Available SF	±32,831 SF	Parking Spaces	37
Minimum SF	±32,831 SF	Rail Service	No
Clear Height	12' - 13'	GL Doors	1
Sprinklered	Yes	DH Doors	7
Prop Lot Size	POL	Construction Type	Concrete
Term	TBD	Specific Use	Warehouse/ Distribution
Yard	Fenced / Paved	Warehouse AC	No
Lease Type	Gross	Zoning	GLM2
Office	TBD	Market/Submarket	Glendale
Restrooms	2	APN	5638-018-032
Possession Date	Immediate	Power	A: 800 V: 480 O: 3 W: 3
Vacant	Yes		
For Sale	No		

UNIT B

Property Information

Available SF	±45,698 SF	Parking Spaces	39
Minimum SF	±45,698 SF	Rail Service	No
Clear Height	12'	GL Doors	1
Sprinklered	Yes	DH Doors	9
Prop Lot Size	POL	Construction Type	Concrete
Term	TBD	Specific Use	Warehouse/ Distribution
Yard	Fenced / Paved	Warehouse AC	Partial
Lease Type	Gross	Zoning	GLM2
Office	TBD	Market/Submarket	Glendale
Restrooms	2	APN	5638-018-032
Possession Date	Immediate	Power	A: 1800 V: 480 O: 3 W: 4
Vacant	Yes		
For Sale	No		

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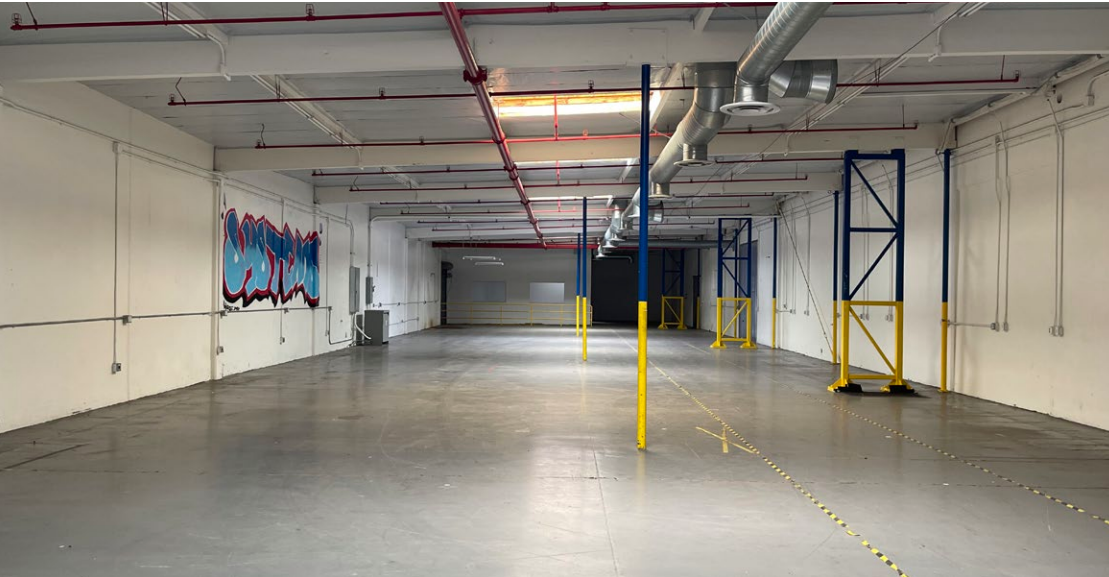


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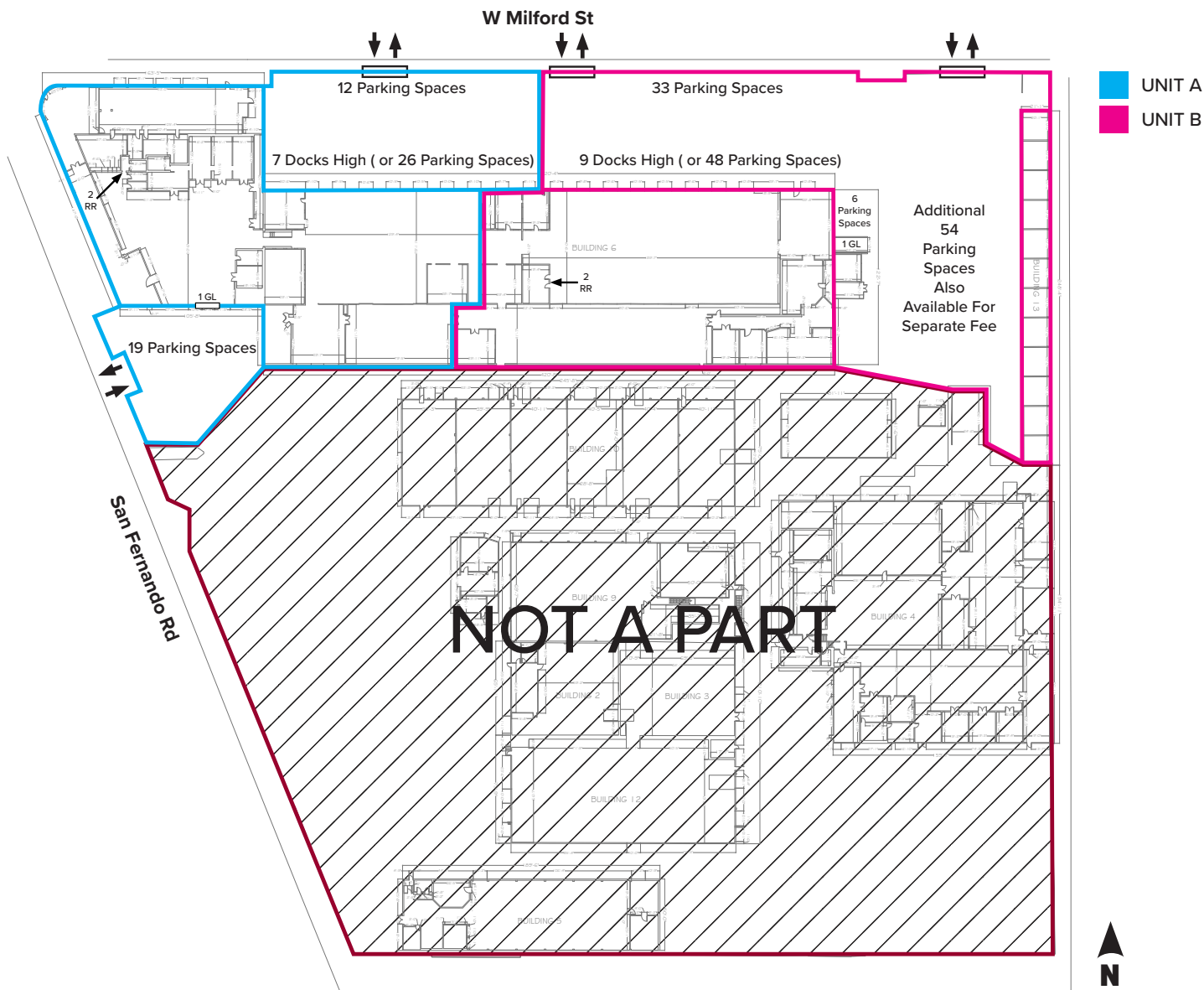
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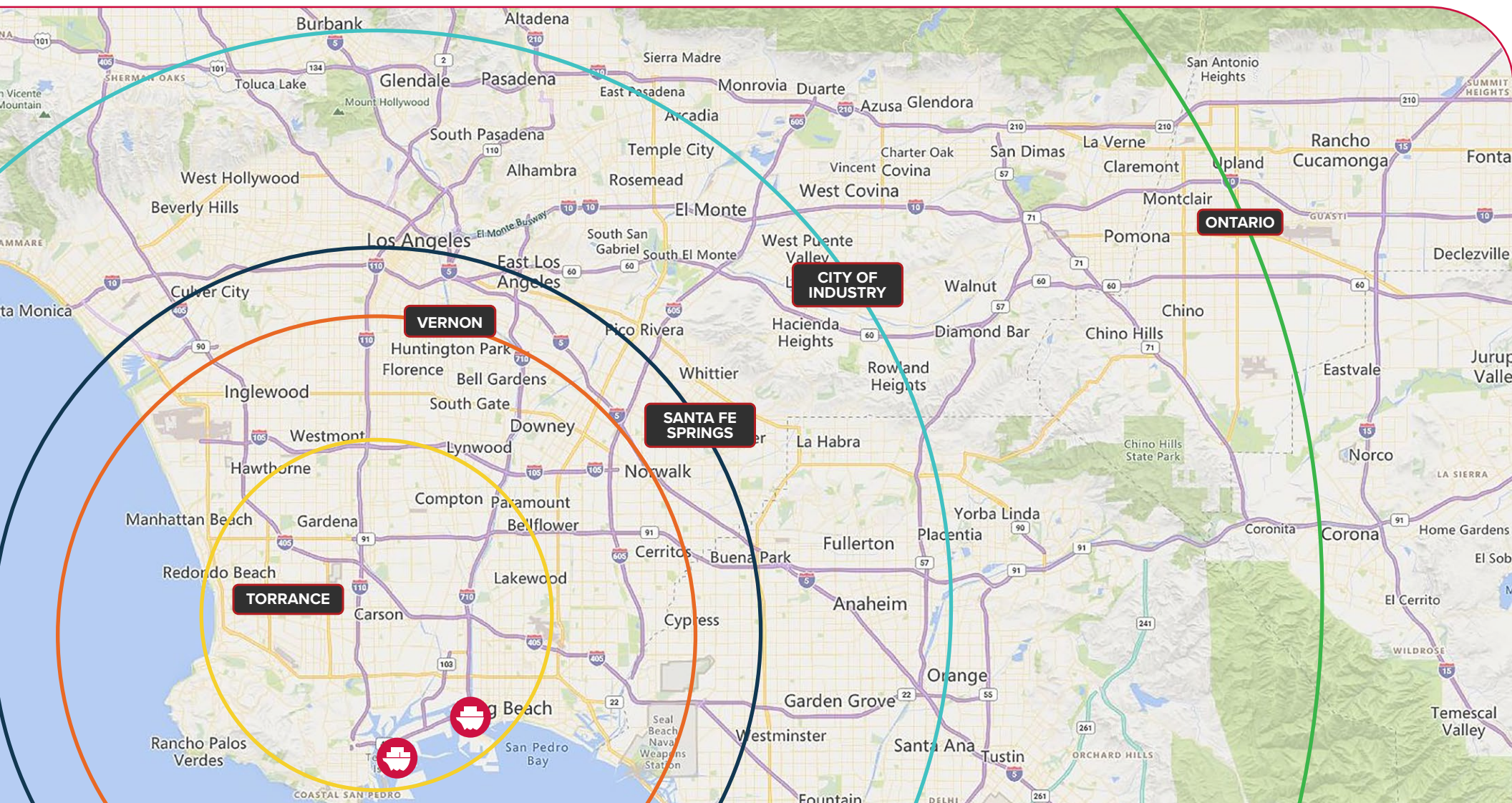
SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

FOR LEASE

DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

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±78,529 SF INDUSTRIAL BLDGS (±32,831 & ±45,698 SF UNITS)

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LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.