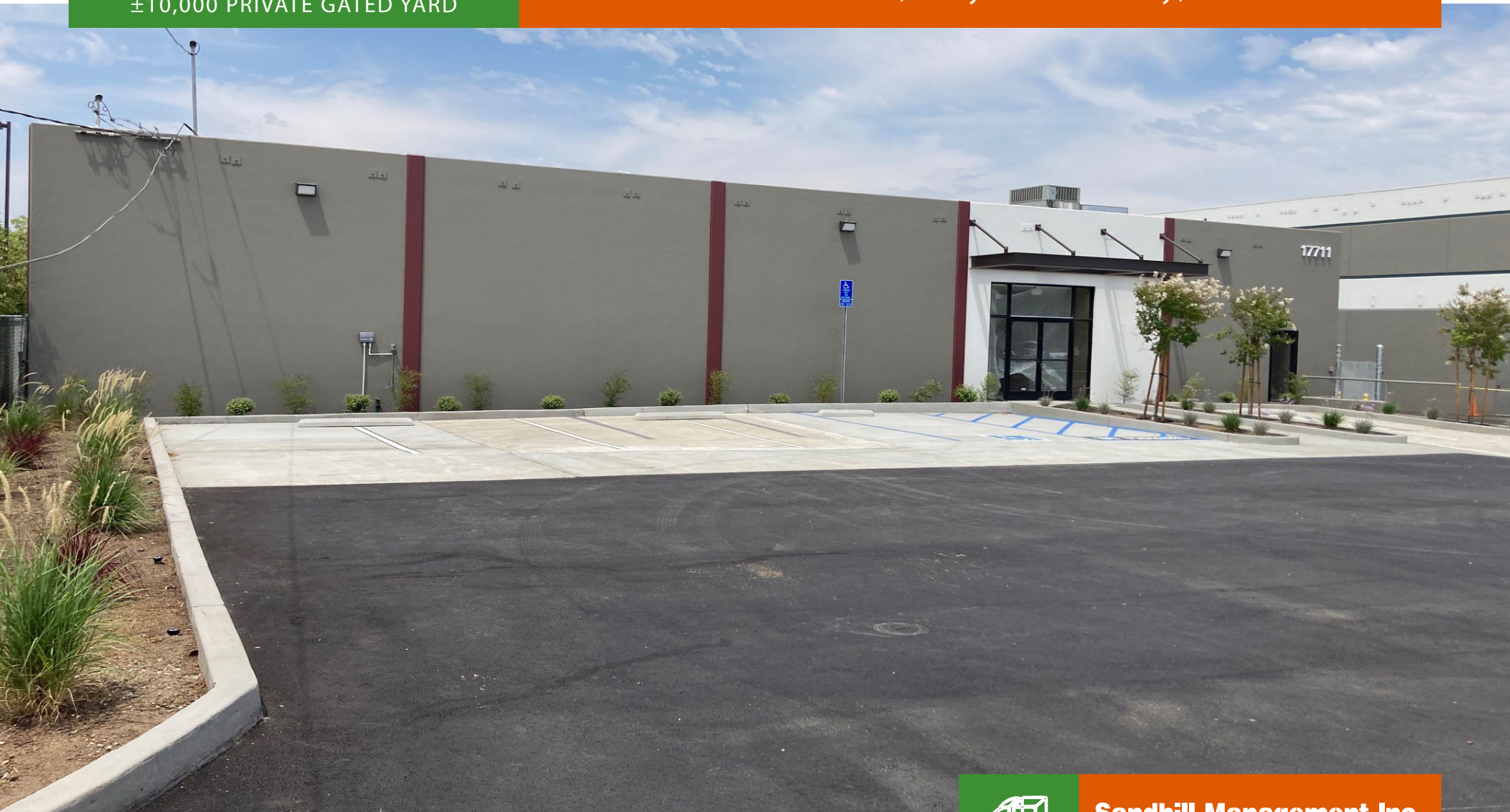


FOR LEASE

Freestanding Industrial Building in City of Industry

17,582 SF BUILDING
±10,000 PRIVATE GATED YARD

17711 Railroad St, City of Industry, CA 91748



Edward "Ned" Geoghegan

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818.519.0592

ngeoghegan@sandhillmgmt.com



Sandhill Management Inc.

www.sandhillmgmt.com

Although all information furnished is from sources deemed reliable, this information has not been verified and no warranty is made as to the accuracy thereof. Terms of sale or lease and availability are subject to change or withdrawal without notice. No liability of any kind is to be imposed on the broker or owner herein.

PROPERTY HIGHLIGHTS

Sprawling 17,582 SF freestanding industrial warehouse building superbly located in the City of Industry, 20 miles southeast of downtown Los Angeles. The property features two dock-high doors and one ground-level door, accessible through a gated stock yard. Notable upgrades include by energy-efficient LED lighting throughout and 400-amp 277/480 volt 3-phase power. Adjoining the warehouse 1,760 SF remodeled office space. Boasting excellent curb appeal, M (Industrial) zoning, turnkey operating potential, and strategic positioning immediately off the 60 freeway, the property is ideal for a variety of manufacturing, distribution, and logistics-focused operations.



Located 20 Miles Southeast of Downtown Los Angeles



Remodeled Property with Excellent Curb Appeal + Energy Efficient Upgrades



Ample Parking in a Dedicated, Onsite Gated Lot



Centrally Located, With Convenient Access to Los Angeles, Southbay, Orange County and the Inland Empire



Immediately Off the 60 Freeway, Between the 605 + 57 Freeways



Gated Yard, 2 High + 1 Ground Level Loading Docks, Energy-Efficient LED Lighting, 400-Amp 277/480 Volt 3-Phase Power, and Remodeled Offices



Lease Rate: \$1.35 PSF + \$0.05 PSF CAMs



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PROPERTY SPECS

- » ±17,582 SF Freestanding Building
- » Gated Yard
- » 2 Dock-High + 1 Ground-Level Loading Door
- » Completely Remodeled
- » 1,760 SF Updated Office Space With Reception, Open Bullpen Area, Three Private Offices + Two Private Restrooms
- » LED Lighting Throughout
- » Excellent Curb Appeal
- » M-1 Industrial Zoning
- » 400 Amp 3-Phase Power
- » Onsite Front Parking Lot



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GATED YARD + LOADING DOCKS



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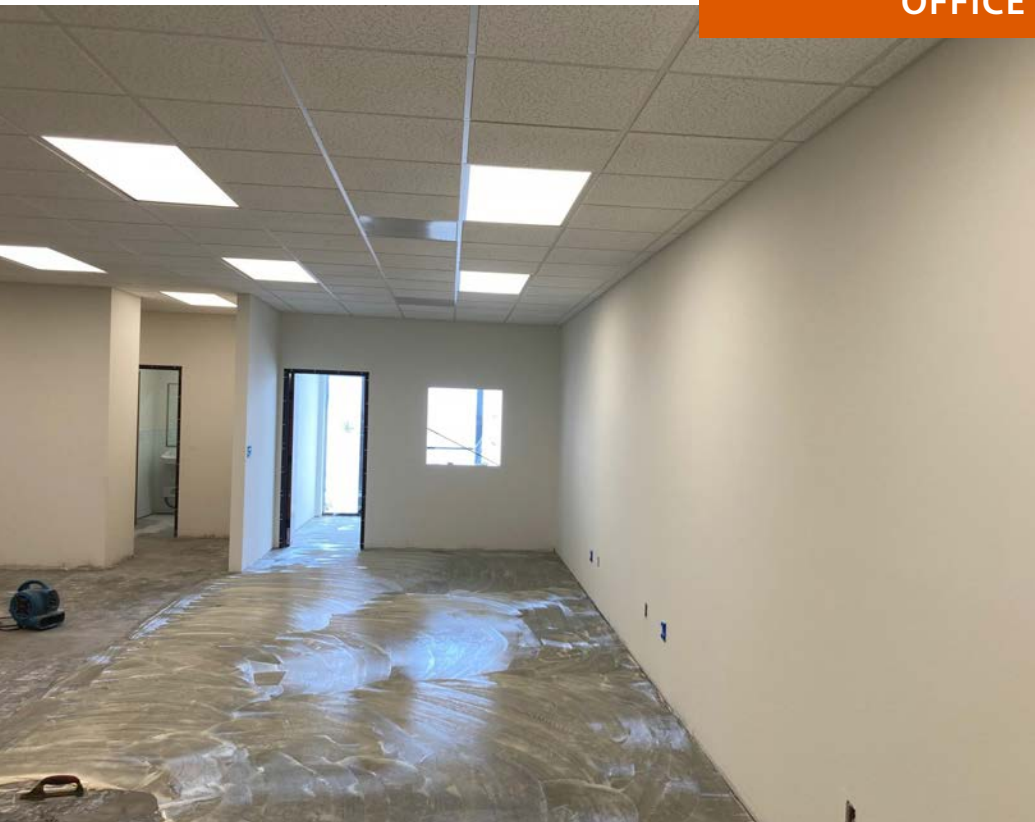
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Office Interior in the Midst of
Complete Remodeled



OFFICE INTERIOR



Space Delivered in Vanilla
Shell Condition



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WAREHOUSE INTERIOR

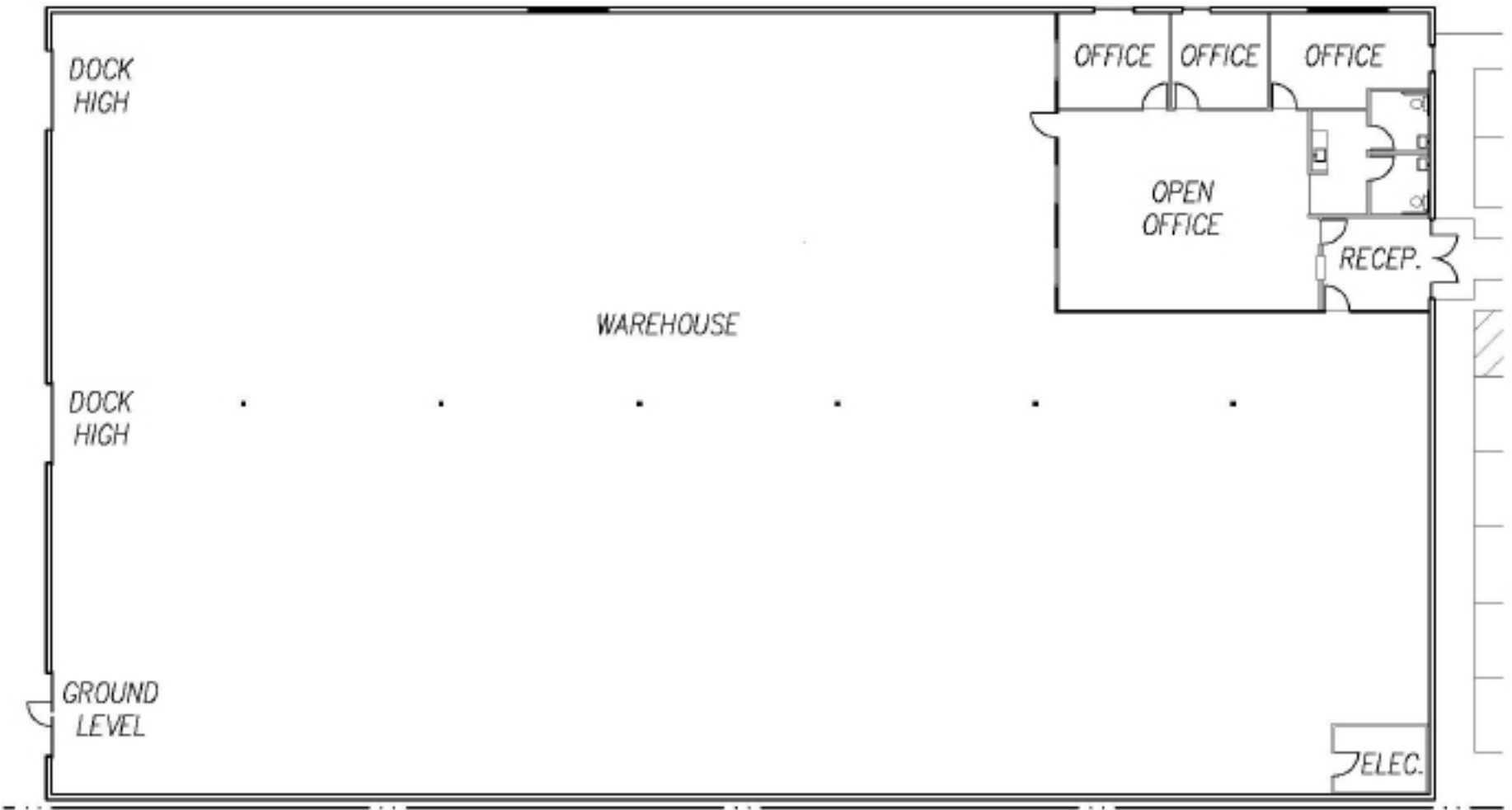


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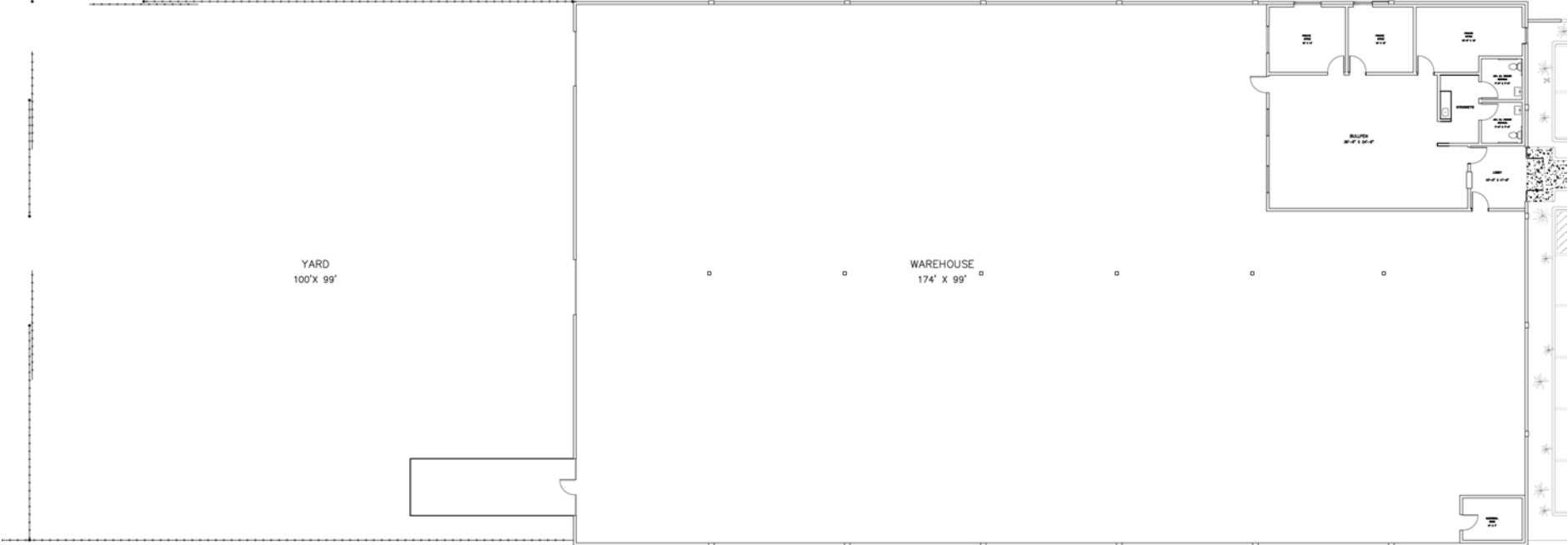


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BUILDING FLOOR PLAN



BUILDING SITE PLAN



SITE OVERVIEW



SUBJECT PROPERTY
17711 Railroad Street

PRIVATE GATED YARD

RAILROAD STREET **RAILROAD STREET**



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AREA OVERVIEW

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