

FOR LEASE OR SALE

**±2.3 ACRES** (±100,500 SF)

Fully Improved Turnkey Truck /  
Outside Storage Yard

206 W 196<sup>TH</sup> ST

Unincorporated LA, CA

**YARD COMPLETE AND READY  
FOR IMMEDIATE OCCUPANCY**

**\$0.55 PSF GROSS FOR THE  
FIRST 12 MONTHS!**

**Andy Gage**

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# ASSET PROFILE



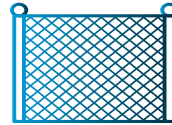
## SITE ADDRESS

206 W 196th St  
Unincorporated LA



## LAND SIZE

2.3 Acres  
100, 500 SF (Land)



## YARD

7' Thick Full Concrete /  
Fenced Yard



## ZONING

M-2  
Industrial Zone



## DISTANCES

LAX - **7 Miles**  
Ports of LA/LB - **6.5 Miles**



## PROXIMITY

Close Proximity to  
405 & 110  
Freeways



# PROPERTY DESCRIPTION

- $\pm 2.3$  Acres /  $\pm 100,500$  SF
- Full Concrete Yard (7' thick)
- $\pm 400$  SF Modular Office with Restrooms
- Fully Fenced / Secured
- Infrastructure Available to Accommodate Eight (8) EV Charging Stations
- New Lighting Throughout with Conduit for Cameras
- Unincorporated LA County
- Container / Truck Parking Allowed

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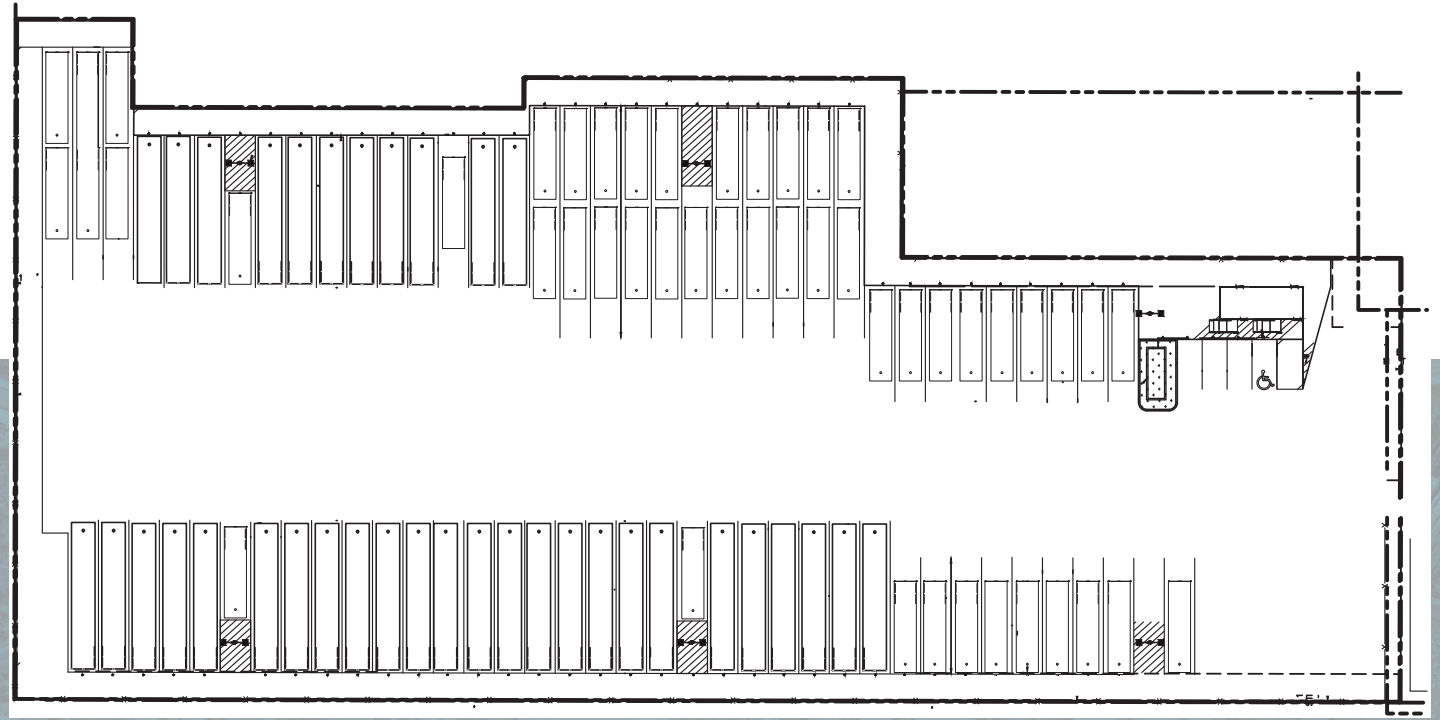
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# CONCEPTUAL SITE PLAN



YARD

Fully Fenced / Concrete Yard

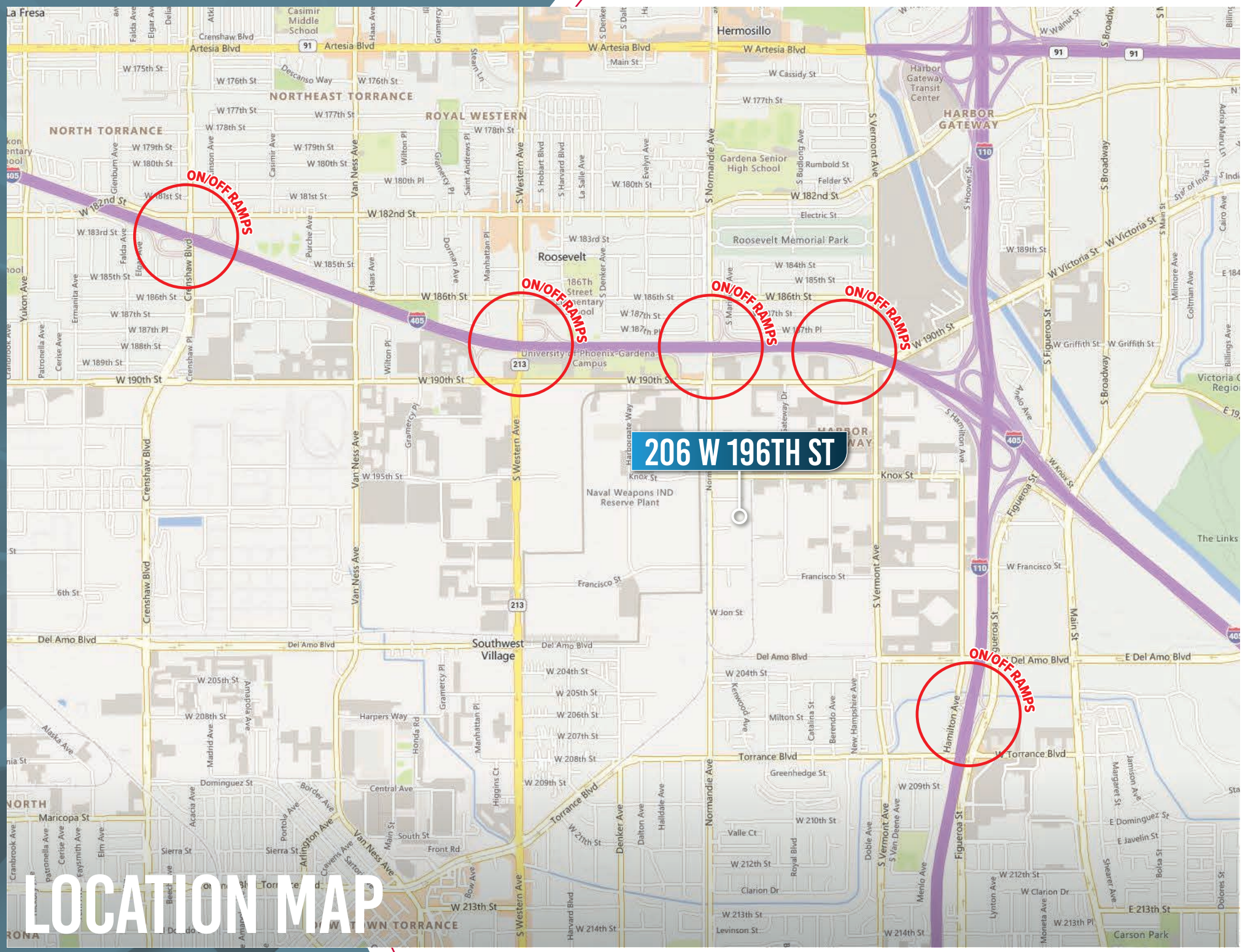


LAND SIZE

2.3 Acres  
100,500 SF (Land)

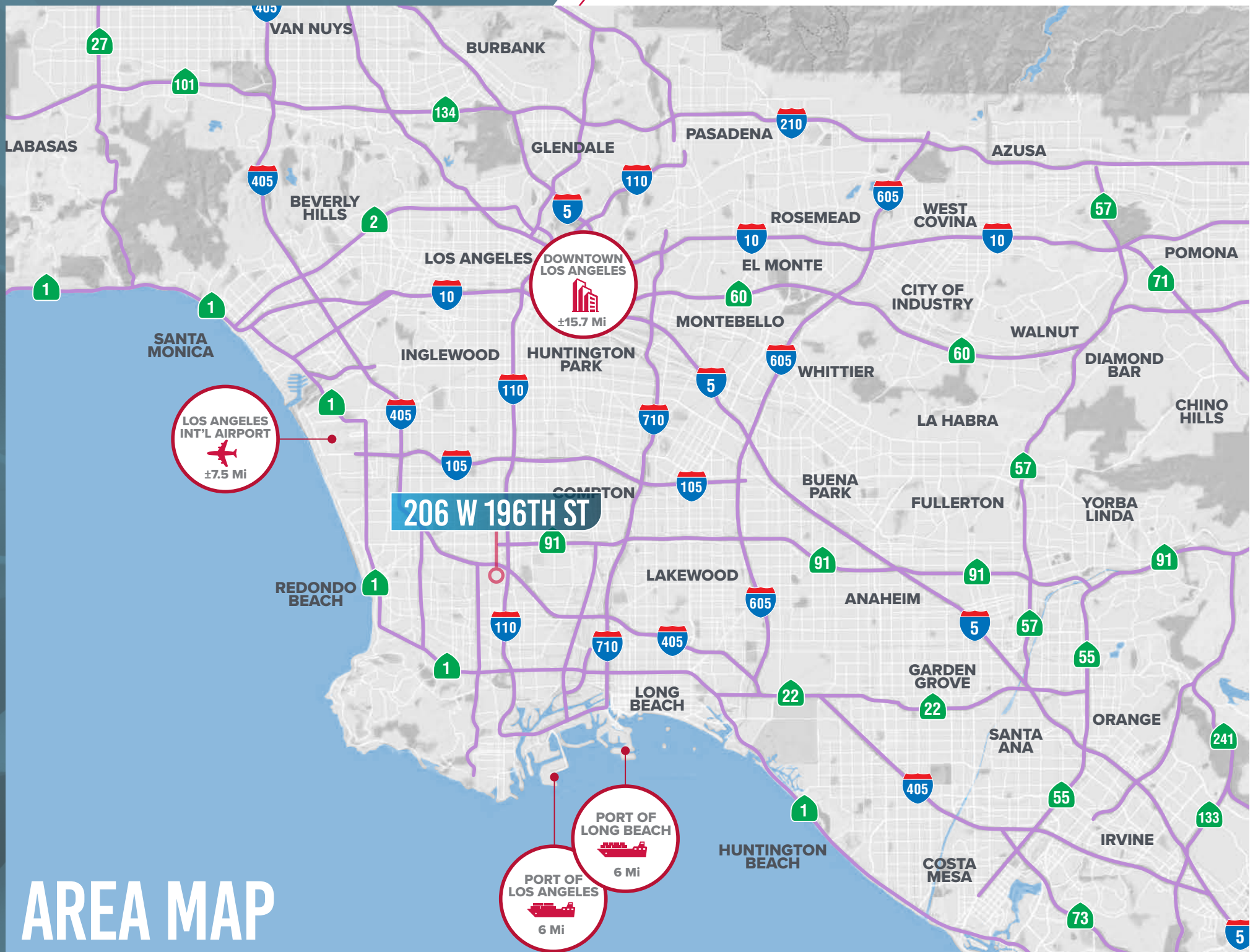
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# LOCATION MAP





# AREA MAP



# 206 W 196<sup>TH</sup> ST

Unincorporated LA, CA

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