

3.4 ACRE TRUCK/TRAILER/CONTAINER YARD

FOR LEASE

2820 – 2828 Butler Ave. *Lynwood, CA 90262*



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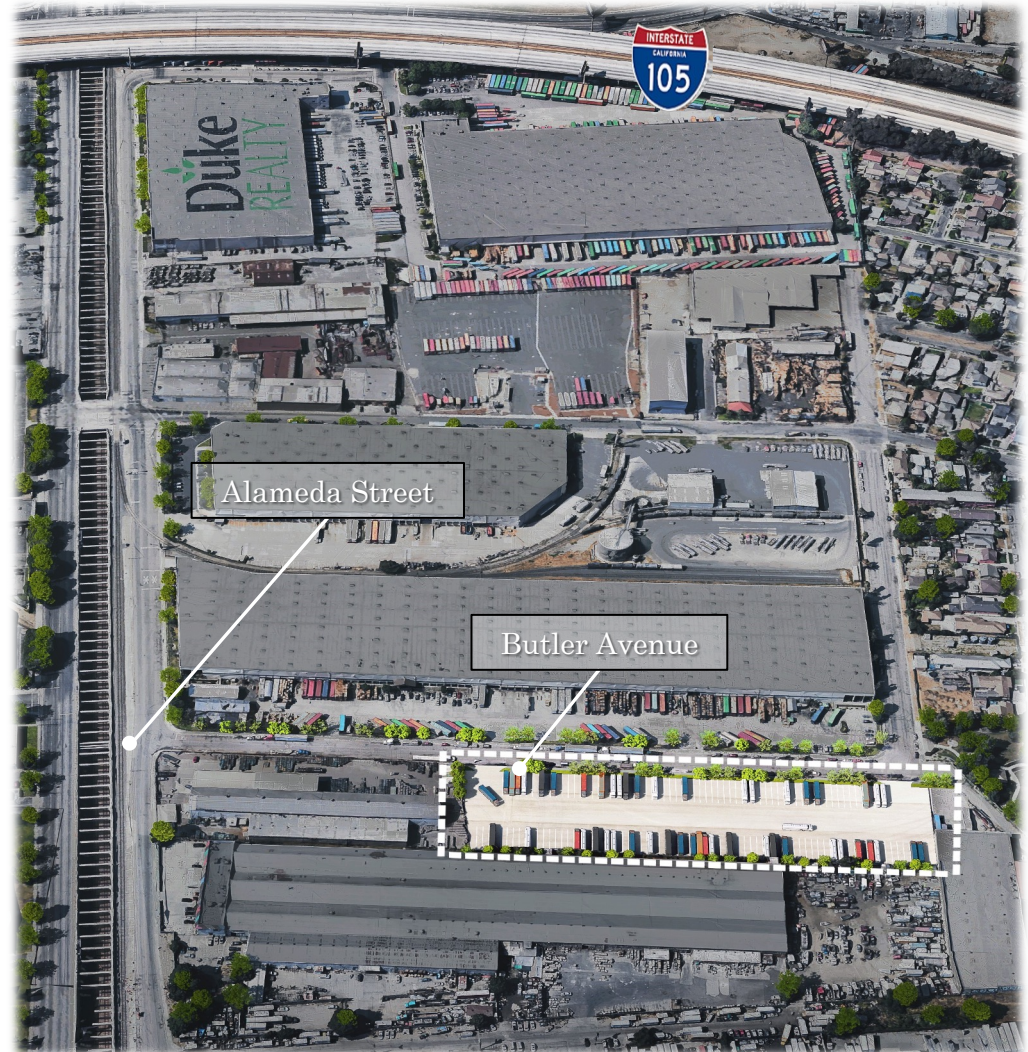
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Property Highlights

Approx. Lot Size	+/- 148,248 sf (3.4 acres) +/- 134 trailer stalls
Building Onsite	New Construction +/- 250 sf Guard Shack with 2 restrooms
Asking Rate	\$1.20 per SF + OPEX (\$.16 per SF)
Zoning/ Land Use	LYM (Lynwood Manufacturing) Heavy Industrial
EV Capacity	12 MW Feasibility Study Complete First 4.7 MW available Q4 2023
Exp. Delivery Date	November 2023
APN	6169-017-002, 6169-017-003



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Property Highlights

Permitted Truck/Trailer/Outdoor Storage with
Exceptional Regional Location

Can be finished with the following improvements:

- ✓ Concrete Paved with Striping
- ✓ New Lighting
- ✓ New Landscaping
- ✓ New Fencing
- ✓ New Construction Security Guard Shack

Immediate/close access to: 105, 710, 110, 405
and 91 freeways

12 miles to LAX, 12 miles to DTLA, 12 miles to
Ports of LB/LA



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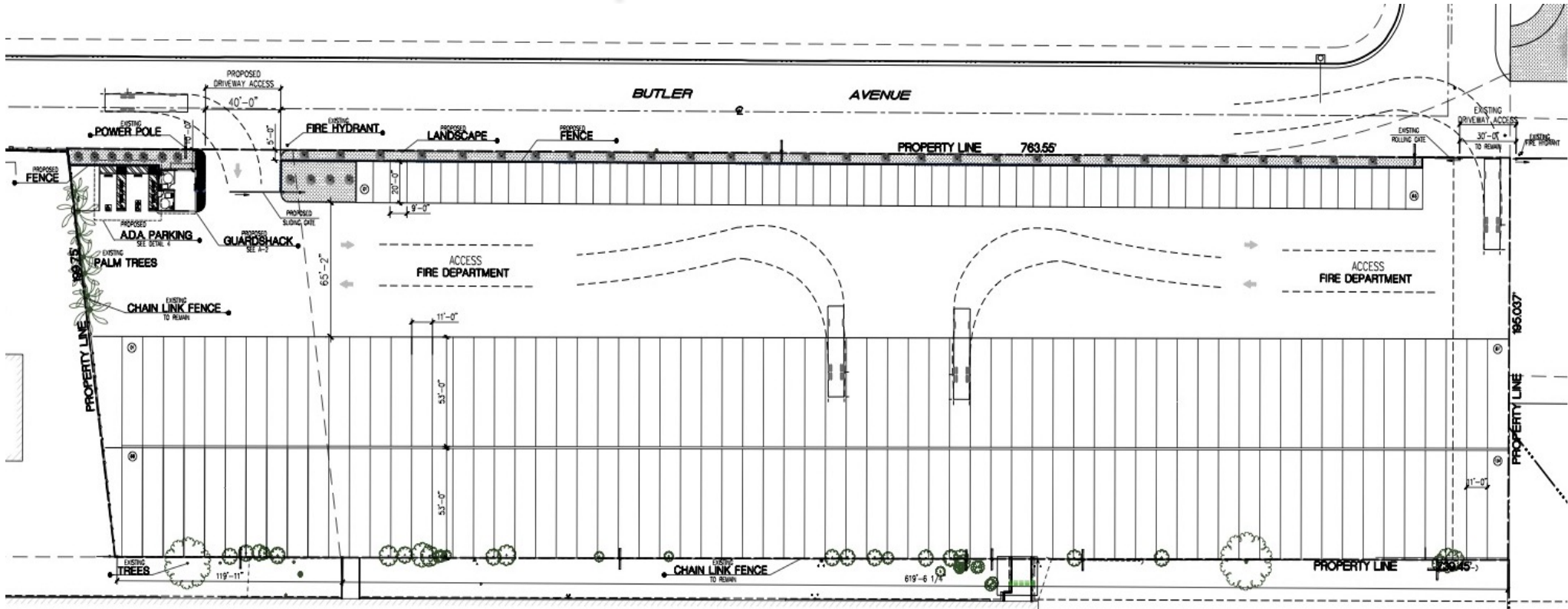
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Proposed Site Plan



TRUCK PARKING SPACE:
 PROVIDED PARKING: 53' X 11': 134

CAR PARKING SPACE:
 HANDICAP: 2
 REGULAR PARKING 9'-0" X 20'-0" : 63
 TOTAL CAR PARKING: 65

PROPOSED GUARD BOOTH
 20'-0" X 20'-0"
 TOTAL = 400 S.F.



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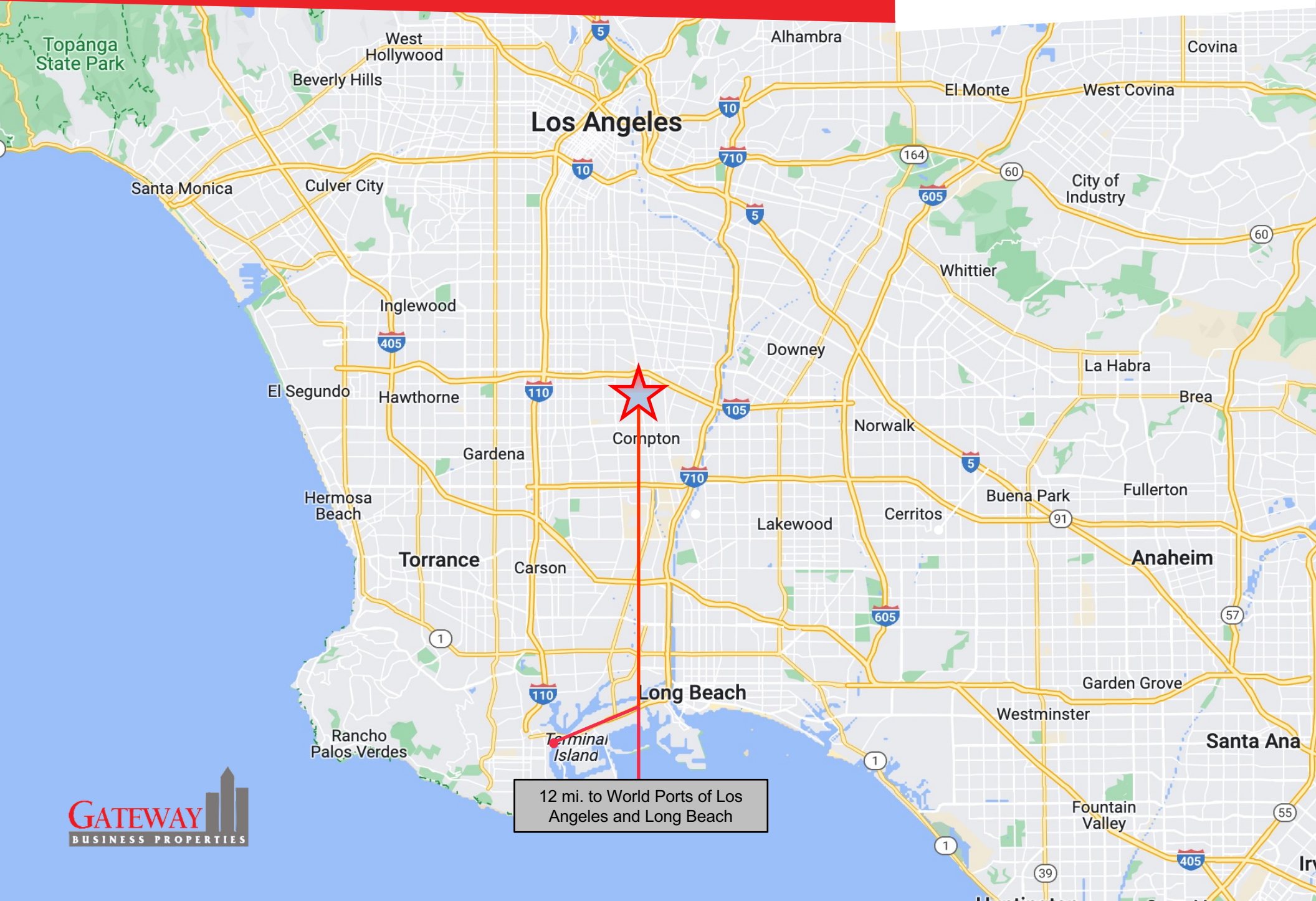
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Locator Map



12 mi. to World Ports of Los Angeles and Long Beach



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Contact Us



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