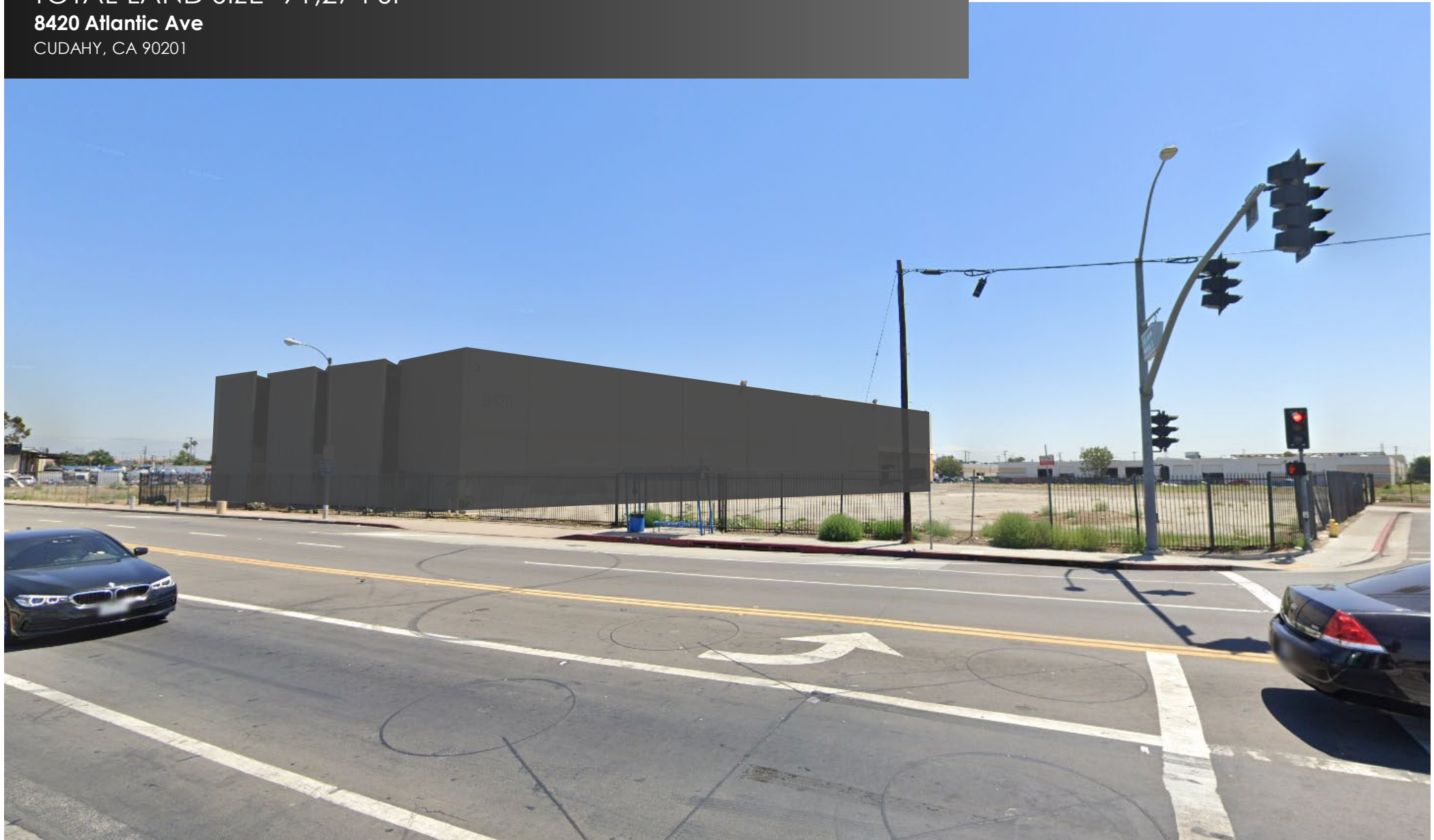


# CUDAHY PROPERTY LAND LEASE


TOTAL LAND SIZE- 91,274 SF

**8420 Atlantic Ave**

CUDAHY, CA 90201





An aerial photograph of an industrial area. A large, irregularly shaped lot is highlighted with a thick yellow border. Inside this lot, a smaller rectangular area is outlined with a dashed black line, containing a large, flat-roofed industrial building. To the left of the highlighted lot is a multi-lane road with traffic. To the right is another industrial lot with a large, empty paved area. The overall scene is industrial and commercial.

Atlantic Ave

Patata St

### Ground Lease Opportunity

- **Total Lot Size: 91,274 SF**
- **Building Set for Demolition**
- City-Owned Site
- Private Developer Controlled

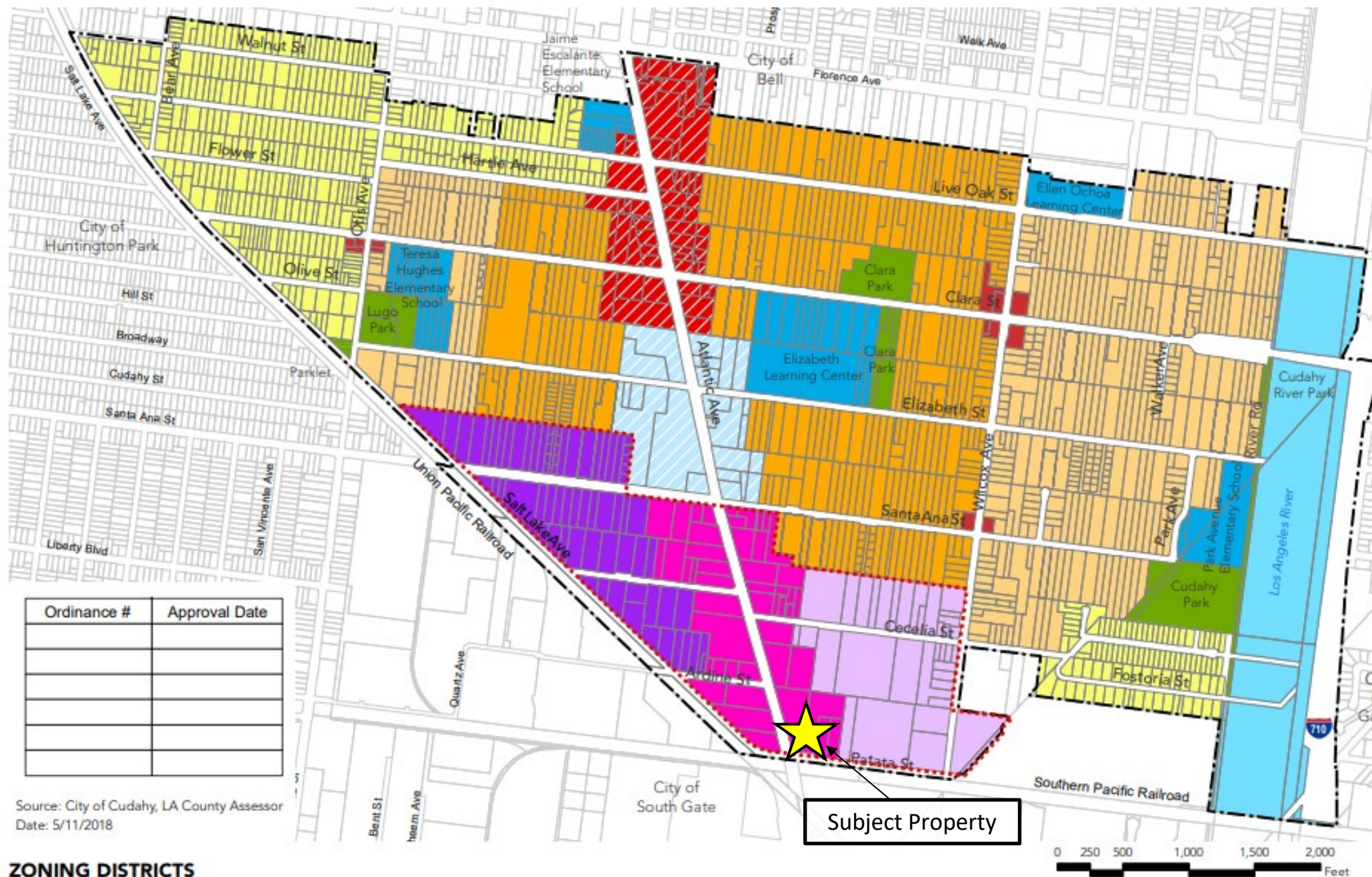
### Leasing Information

- Term: One (1) year.
- Options: Two (2) two (2) year options.
- Maximum Duration: Five (5) years.
- Uses: All allowed by ENT Zone and CUP.  
Landlord will assist in CUP Pathway.
- **Restrictions: No Primary Logistics.**
- Potential: Industrial Outside Storage.

**EXECUTIVE SUMMARY**



# Zoning Map



Presented By:

DEODATE

REAL ESTATE | STRATEGY

**Mauricio Nunez**

310.766.7395

[mnunez@deodatecorp.com](mailto:mnunez@deodatecorp.com)