

For Lease – Available Now

±19,896 SF REFRIGERATED WAREHOUSE

16209 Ward Way, City Of Industry, CA 91745



9,800 Sq. Ft. of Cooler Space

Contact Us

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Real Estate Officer

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LAZERUS PROPERTIES & CAPITAL

PROPERTY HIGHLIGHTS

Property Address	16207-16209 Ward Way, City of Industry, CA 91745
Property Type	Industrial - Cold Storage
Total Space	±19,896 SF
Cooler SF	±9,800 SF
Dry SF	±8,000 SF
Office	±2,100 SF
Clear Height	Dry 14' / Cooler 11'
Loading Docks	3 external
Drive-In Bays	3 total (approx. 12'w x 11'h)
Trailer Parking	Limited
Auto Parking	Up to 18 Spaces
Yard	Fenced
Year Built	1962
Renovated	2022
Refrigeration	Approx. 35°
Power	400 A 230 V 3 Phase and 400A 230V 1 Phase
Sprinklers	Yes
Construction Type	Masonry
Utilities	Gas - Natural, Sewer - City, Water - City
Zoning	1DM Industrial

KEY FEATURES

- **Cooler Renovated in 2022**
- **3 External Loading Docks**
- **Ample Parking**
- **0.5 miles to Freeway**
- **Nearby Restaurants**
- **24-Hour Access**
- **Exterior/Interior Security System with Server**

FLOOR PLAN

DIMENSION DETAILS

Square Feet Breakdown

Cooler SF	±9,800
Dry SF	±8,000
Office SF	±2,100

Cooler Interior Dimensions

Cooler #1	76'9"L x 47'3"W x 11'H
Cooler #2	98'8"L x 62'3"W x 11'H

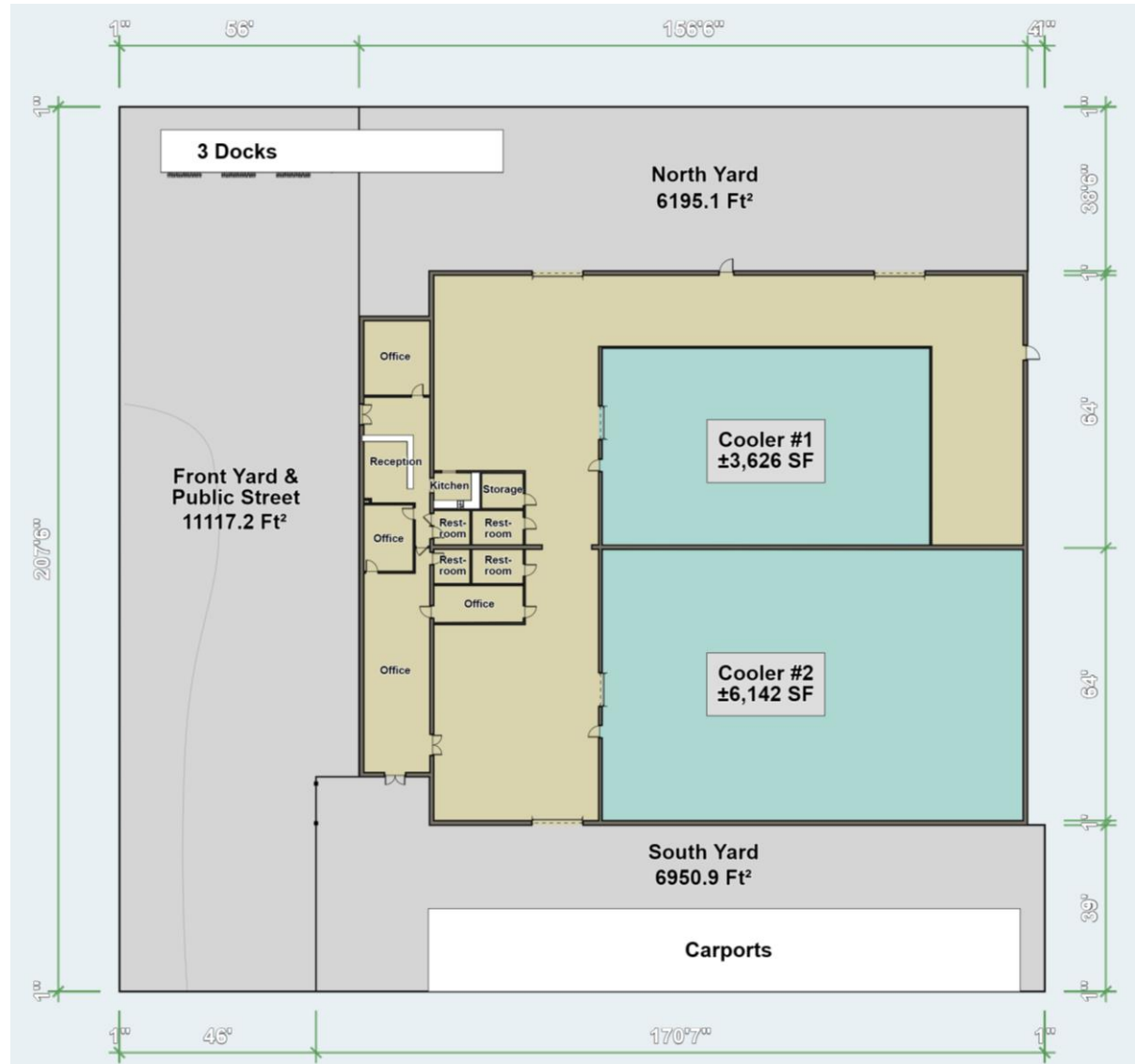
Door Dimensions

3 Drive-in Doors	– 12'W x 11'H
2 Cooler Doors	– 8'W x 10'H

Yard Dimensions

North Yard	156'L x 50'/38'W
South Yard	170'L x 51'/39'W
Front Yard	56'/30'L x 207'W

Note: All dimensions and measurements are approximate. Tenant to perform own diligence.



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PHOTOS



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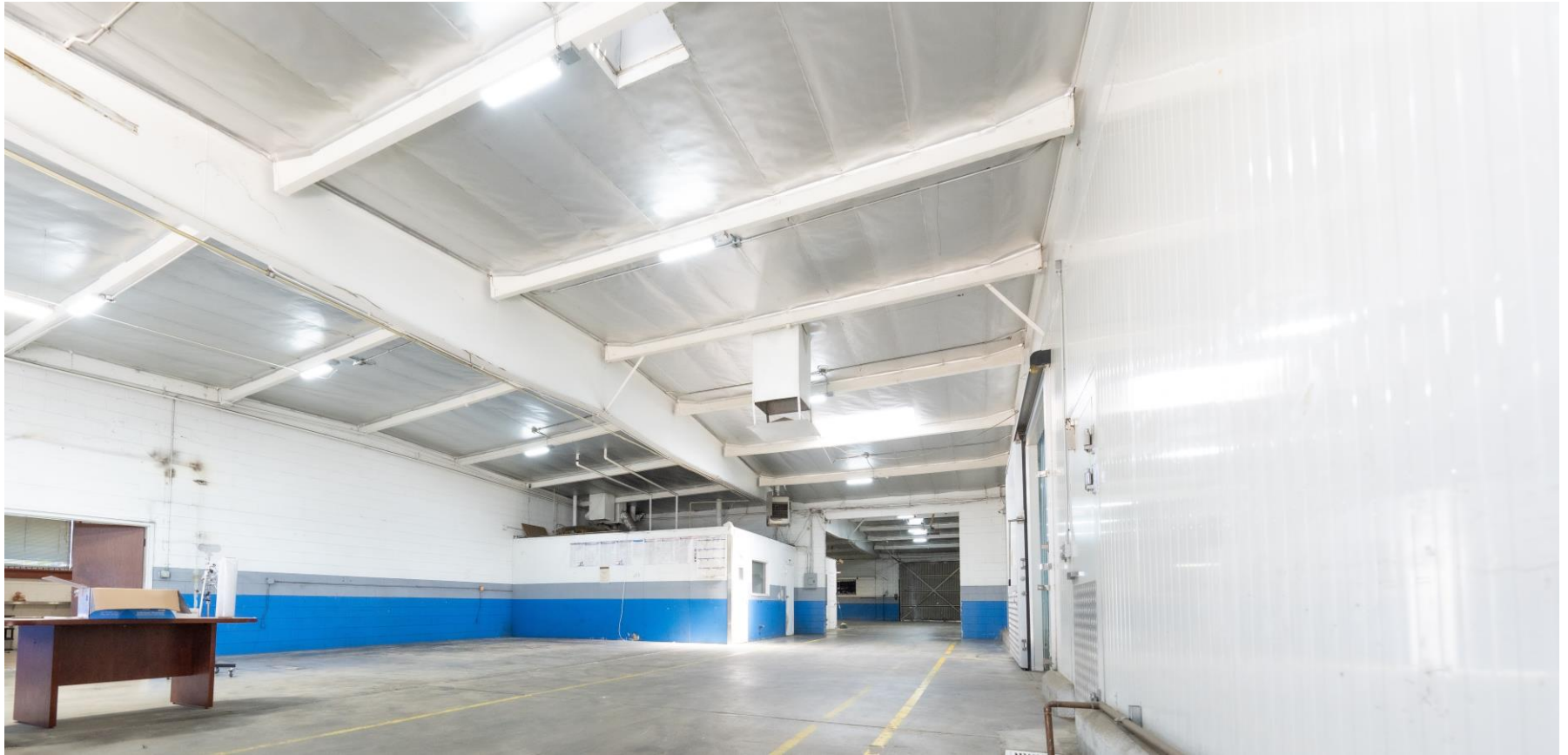


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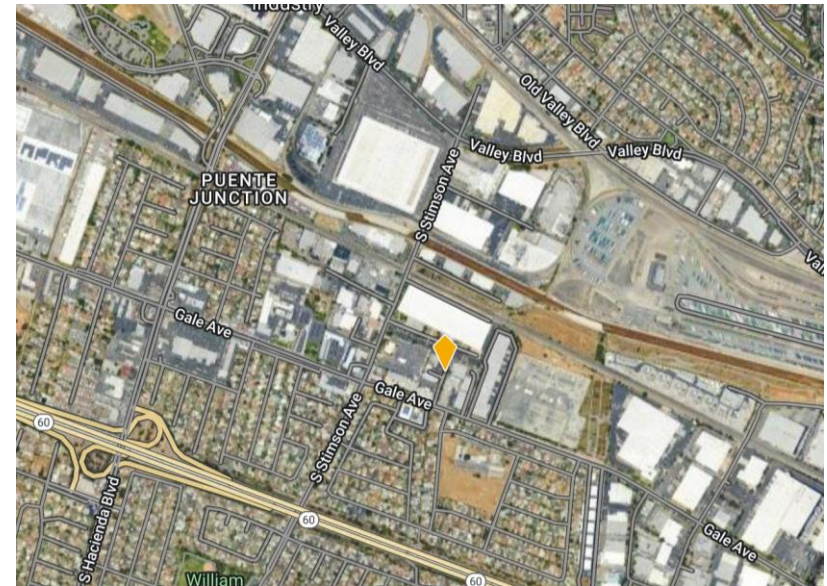
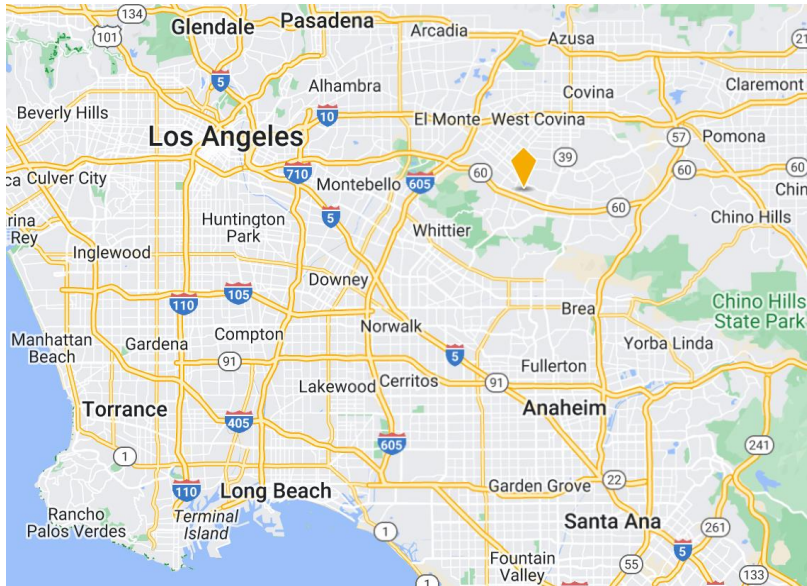


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LOCATION MAP



- Ontario International Airport 24 miles
- Downtown Los Angeles 19 miles
- Ports of LA and Long Beach 33 miles
- Los Angeles International Airport 34 miles



0.5 miles



4.7 miles



5.2 miles



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