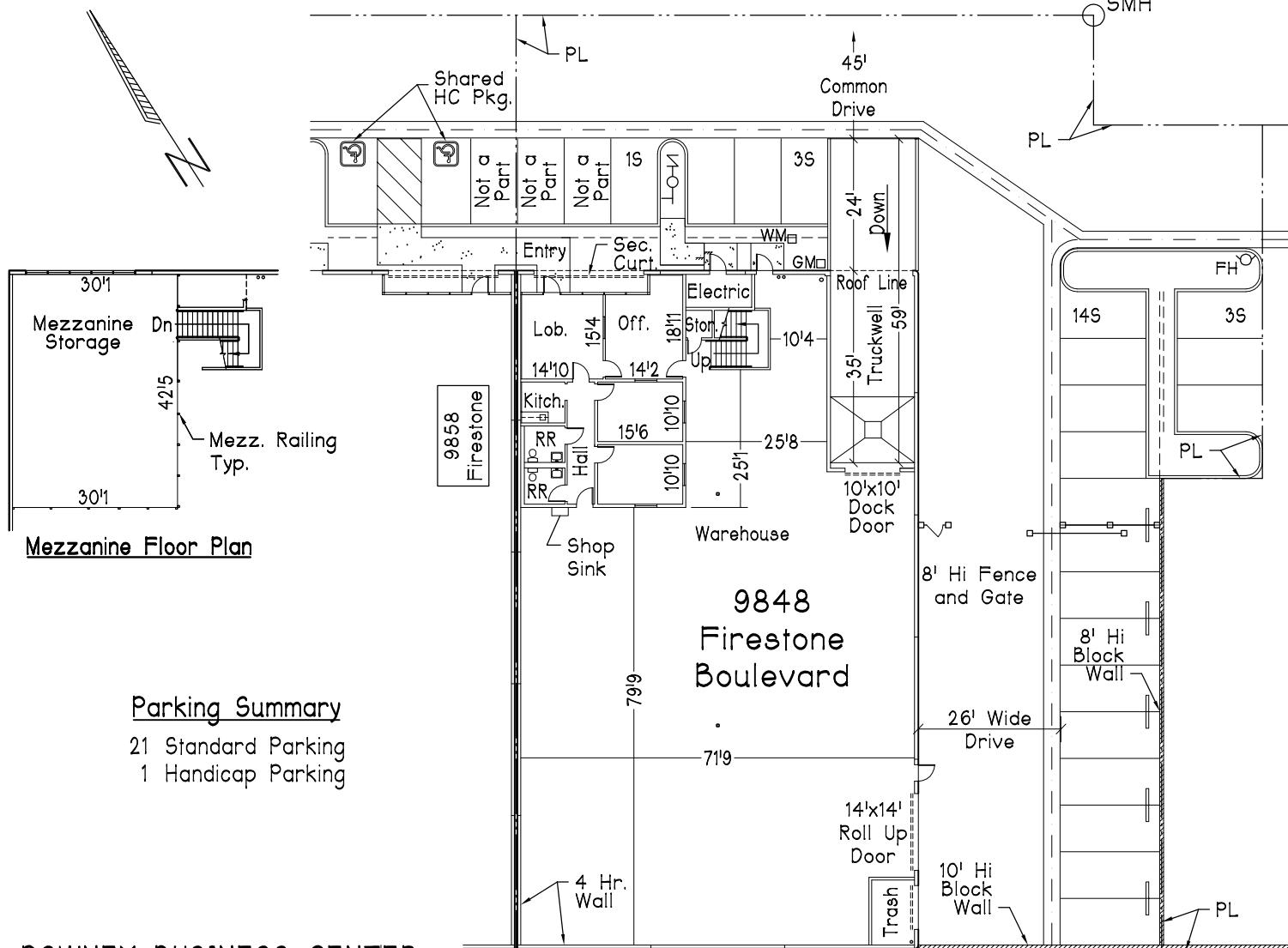


9848 Firestone Blvd.
Downey, California 90241



DOWNNEY BUSINESS CENTER

*Quality Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Features, Developed by Lyons & Lyons Properties.

*Loading: Overnight 59' Concrete Truckwell Dock w/ Large 104' Turnaround Radius; (1) 10'x10' Dock High Door & Clear Path to Common Drive; (1) 14'x14' Ground Level Door.

*Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); .45/3000 Fire Sprinklers; Foiled Ceilings; 240" Clear Height; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; Skylights w/ Security Grilles; Antique White Walls; Fluorescent Light Fixtures; Polished and Sealed 5" Thick Reinforced Concrete Slab.

*Utility Services: 400 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity; 2" Heavy Duty Water Service; Natural Gas Stubbed.

*Ground Floor Office w/ Spacious 9' Ceilings; Central HVAC; Kitchen Unit with Microwave Outlet; Monitoring Windows; Polished Concrete Floor & Vinyl Basecove.

*Mezzanine Storage w/ 125 PSF Capacity; VCT Floor & Vinyl Basecove; Can be built-out as Additional Office Subject to City Staff Approval.

*Exclusive Parking Stalls; Heavy Duty Asphalt Paving.

*Remote Controlled Exterior Metal Office Security Curtains; Secured Concrete Trash Enclosure Vault.

*Experienced Landlord with Additional Buildings for Expansion.

*Property Zone M1: Light Manufacturing.

*Low City Business Fees.

Total Sq. Ft.
w/ Mezzanine

10,293 Sq. Ft.

Building Footprint
9,016 Sq. Ft.

Ground Floor Office
(Excl. Entry Recess
& Shop RR)
1,160 Sq. Ft.

Mezzanine Storage
1,277 Sq. Ft.

Scale: 1" = 30' 17057
David O. Roberts, P.E., Inc.
17280 Newhope Street, #17
Fountain Valley, CA 92708
[949] 633-1621