

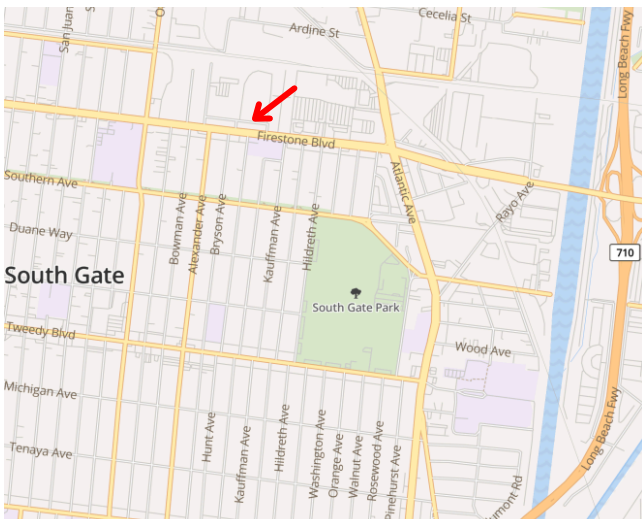
# 20,568 SF CLASS A - INDUSTRIAL FOR LEASE

4553-7 Firestone Blvd.  
South Gate, CA 90280

**\$1.13 NET**

- \$0.27 Net Expenses
- 1,776 SF Ground Floor Office, 2,225 SF Mez Storage (Included in total)
- 5 Year Minimum
- 3.00% Base Increases

## LISTING FEATURES



- 33 Reserved Car Parking
- 21' Clear
- Built in 1991 - Fully restored 2020, Planned Refurbishment 2026
- (3) Dock & (3) Grade Level Loading - 60' Concrete Truckwell(s)
- Net Expenses Include Taxes, Insurance, CAM
- .45/3000 Sprinklers, 3% Vented Skylights w/ Smoke Vents; 800 ((1)400 + (1)200 + (1) 200) Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity
- Natural Gas Stubbed; 2" Heavy Duty Water Service
- Private Side Yard
- Zoned: M3 - Heavy Manufacturing
- Experienced Landlord w/ Additional Buildings for Expansion
- Excellent Freeway and Major Thoroughfare Access
- Occupancy within three months

**LYONS & LYONS PROPERTIES**  
Chuckie Lyons - Broker Lic. 00625110  
Colin O'Brien - Broker Lic. 02145353



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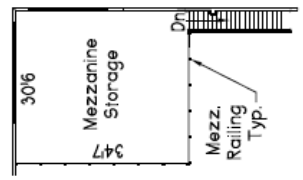
WWW.LYONSANDLYONS.NET  
880 Apollo Street, Suite 227  
El Segundo, CA 90245

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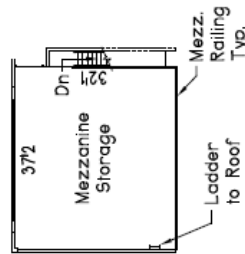
4553 & 4557  
Firestone Blvd.  
South Gate,  
CA 90280

**Firestone Business Center**  
 \*Quality Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Features, Developed by Lyons & Lyons Properties.  
 \*Loading: Large 104' Turnaround Radius; Clear Pain to Common Drive;  
 4553 - (1) Overnight 59' Concrete Truckwell Dock; (1) 10x10' Dock High Door w/ 30,000 Lb. Edge of Dock Leveler;  
 (1) 12x14' Ground Level Door.  
 4557 - (2) Overnight 59' Concrete Truckwell Dock; (1) 10x10' Dock High Door w/ 30,000 Lb. Edge of Dock Leveler and (1) 10x10' Dock High Door w/ 30,000 Lb. Pit Leveler;  
 (1) 12x14' & (1) 14x14' Ground Level Doors.  
 \*Warehouse: High Piled Storage; & Class 4 Commodity Railing (Class 5 Possible);  
 0.45/3000 Fire Sprinklers; Faired Ceiling; 21 Ft. Clear Height; 3X Secured Vented Skylights including 2X Smoke Vent Skylights all w/ Security Grills; Antique White Walls; Upgraded Warehouse Coverage LED Lighting; Polished & Sealed 5" Thick Reinforced Concrete Slab.  
 \*Utility Services: 4553, 4555 & 4557: 2" Heavy Duty Water Service; Natural Gas Stubbed.  
 4553 - 400 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Adff. Conduit Capacity;  
 4555 & 4557 - 200 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Adff. Conduit Capacity;  
 \*Ground Floor Office w/ Spacious 9' Ceilings, Central HVAC; Breakroom with Cabinet, Cubboard, Double Sink & Microwave Outlets; Monitoring Windows; Polished Concrete Floor & Vinyl Basecoat.  
 \*Mezzanine Storage w/ 125 PSF Capacity with VCT Flooring and Vinyl Basecoat; Can be built-out as Additional Office Subject to City Staff Approval.  
 \*Exclusive Parking Stalls Indicated by 4553 & 4557; Heavy Duty Asphalt Paving.  
 \*Secured Concrete Trash Enclosure Vaults, (1) 4553 & (2) 4557.  
 \*Experienced Landlord with Additional Buildings for Expansion.  
 \*Property Zone M3: Heavy Manufacturing.  
 \*Low City Business Fees.

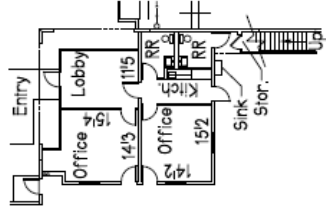
	4557	4553	TOTAL
<b>Total Land Area</b>	37,486 Sq. Ft.	9,008 Sq. Ft.	46,494 Sq. Ft.
<b>Parking Summary</b>	1,559 Sq. Ft.	2,068 Sq. Ft.	3,627 Sq. Ft.
<b>4553</b>	10,387 Sq. Ft.	7,956 Sq. Ft.	18,343 Sq. Ft.
12 Standard Accessible	916 Sq. Ft.	860 Sq. Ft.	1,776 Sq. Ft.
17 Standard Accessible	1,172 Sq. Ft.	1,053 Sq. Ft.	2,225 Sq. Ft.
2 Compact			
<b>4557</b>	1,559 Sq. Ft.	2,068 Sq. Ft.	3,627 Sq. Ft.
1st Floor Office (Excluding Entry and Shop RR)	916 Sq. Ft.	860 Sq. Ft.	1,776 Sq. Ft.
Mezz. Storage	1,172 Sq. Ft.	1,053 Sq. Ft.	2,225 Sq. Ft.
1st Floor Office (Excluding Entry and Shop RR) and Shop RR	860 Sq. Ft.	860 Sq. Ft.	1,720 Sq. Ft.
Mezz. Storage	1,053 Sq. Ft.	1,053 Sq. Ft.	2,106 Sq. Ft.



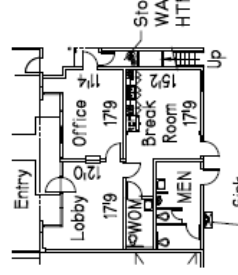
4553 Mezzanine  
Floor Plan  
Scale: 1" = 30'



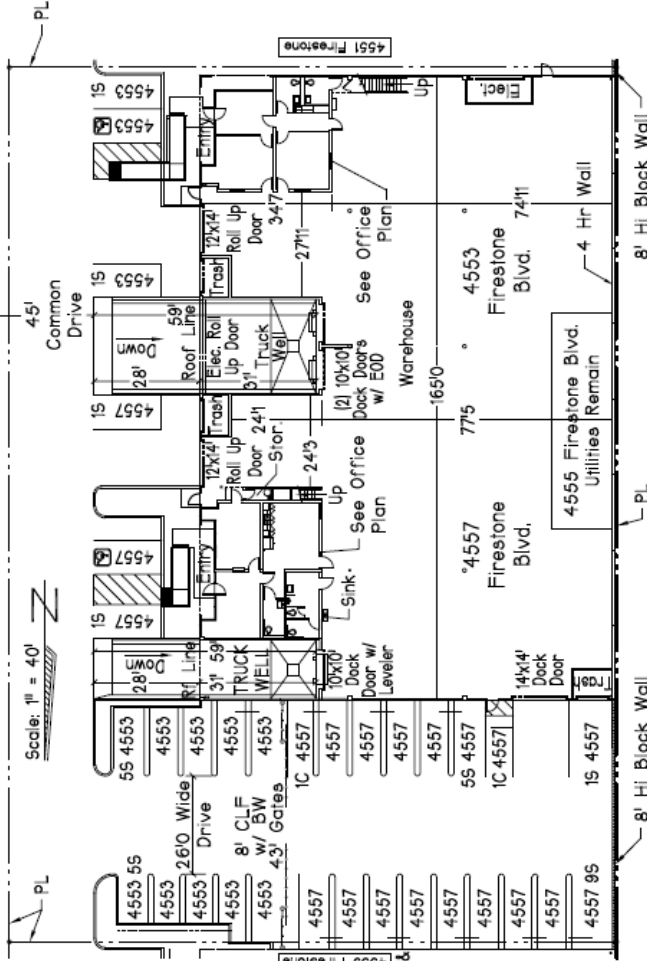
4557 Mezzanine  
Floor Plan  
Scale: 1" = 30'



4553 1st Floor  
Office Plan  
Scale: 1" = 30'



4557 1st Floor  
Office Plan  
Scale: 1" = 30'



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# COMPLETED & PENDING PARK UPGRADES (12 Mo)

## COMPLETED

- Drought tolerant plants (hybrid tropical/desert plants)
- New irrigation systems for landscaping
- New white roofs - better for keeping warehouse cool
- New curb mounted smoke hatch vented 3% skylights
- Electric and manual roll down gates for exterior of glass storefronts
- New security cameras & AI monitoring system

## PENDING

- New pavement
- New paint exteriors
- Install front security gate

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