

FOR LEASE

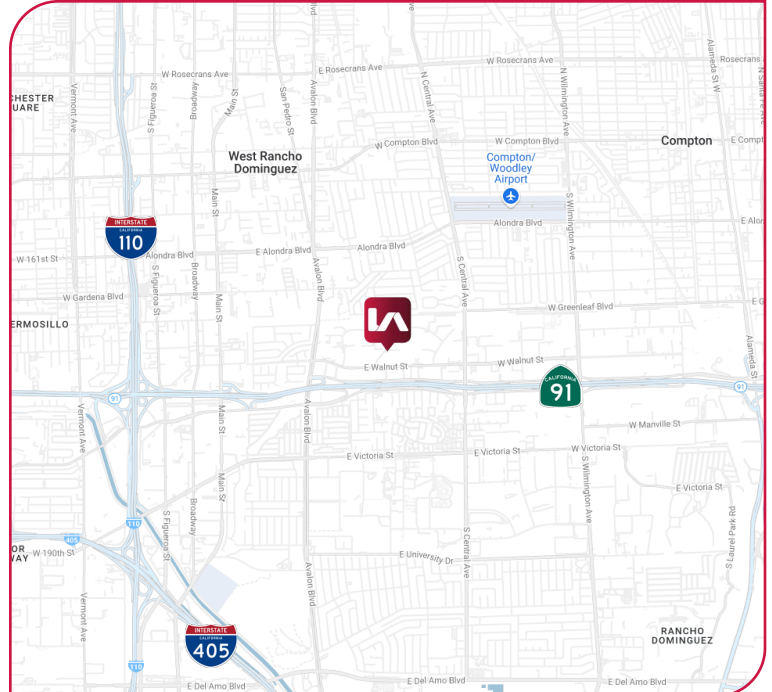


PRICING BREAKDOWN

Building Size	±73,062 SF
Land Size	±150,718 SF (3.46 AC)
Lease Rate / SF	\$1.15 NNN + \$0.23 / SF OPEX

PROPERTY DETAILS

- Eight (8) DH Doors
- Four (4) GL Doors
- Prime South Bay Industrial Location
- Approximately 9,894 SF of Office Space
- Two Fenced Yards
- Three Separate Street Access Points on the NE, NW, and SW Sections of the Property
- Close Proximity to the 91, 110, and 405 Freeways



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

TRAUGER RALSTON

Principal | DRE LIC 01731383
tralston@leelalb.com
310.965.1742

MATTHEW PALUMBO

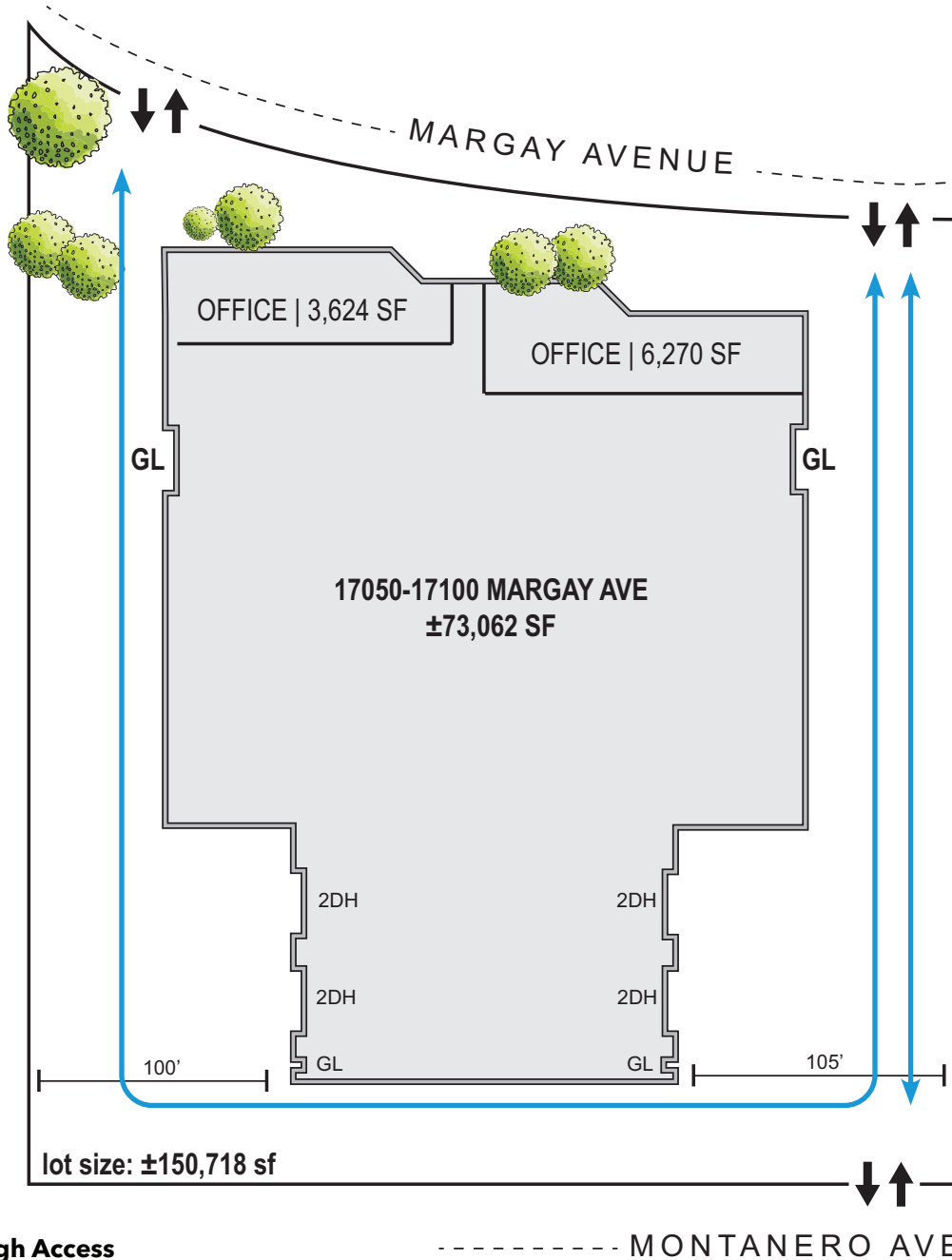
Associate | DRE LIC 02170562
mpalumbo@leelalb.com
310.403.4254

Lee & Associates Los Angeles - Long Beach
DRE License 01069854

21250 Hawthorne Blvd, Suite 700
Torrance, CA 90503

SITE PLAN

This plan and its measurements are approximate and not up to scale. It is the responsibility of the buyer/lessor to verify the property's measurements independently.



 = Through Access

----- MONTANERO AVE

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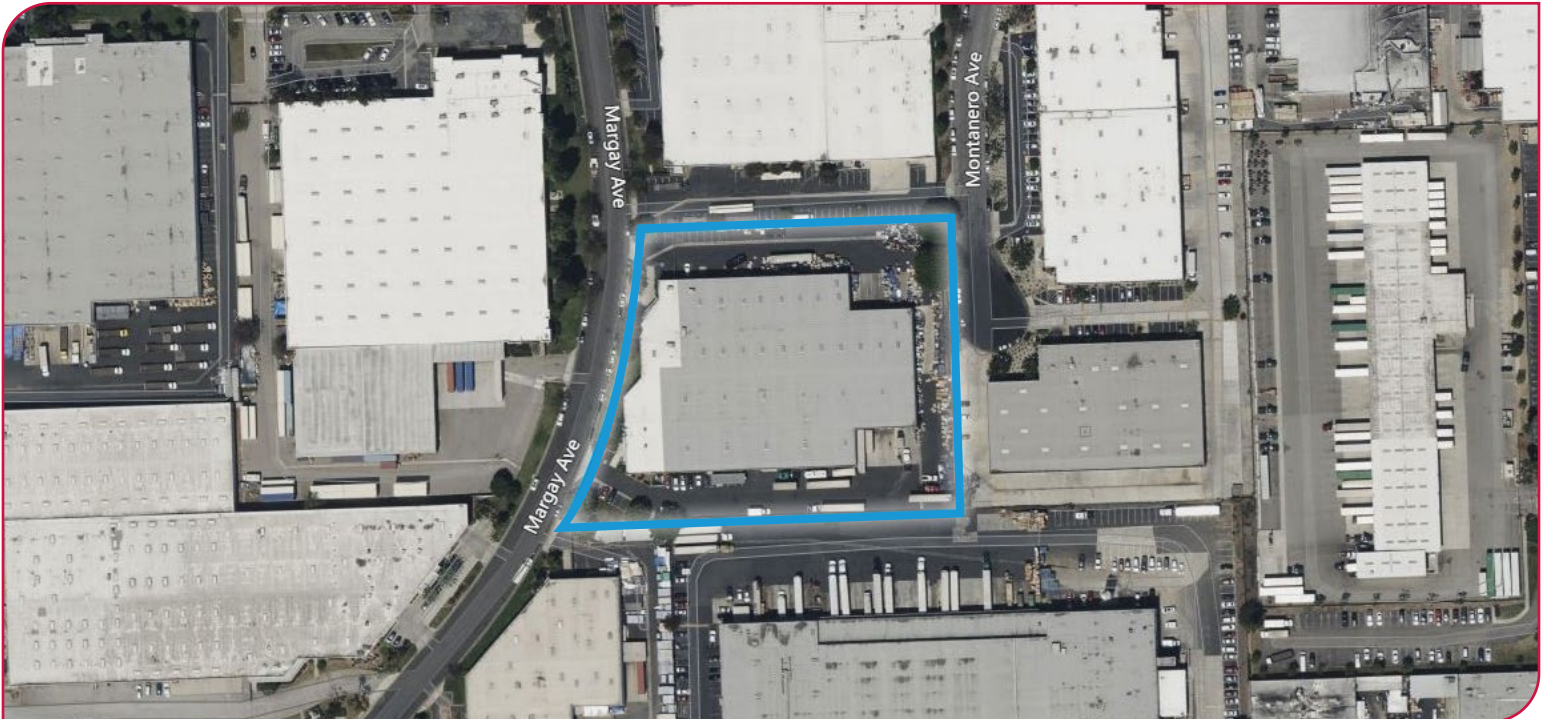
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