

FOR LEASE

17055 Gale Avenue | City of Industry, CA

±63,106 SF INDUSTRIAL BUILDING

4% TO THE PROCURING BROKER!

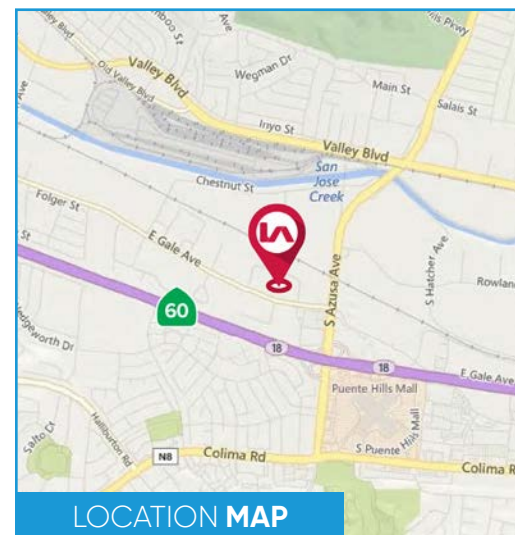


PROPERTY FEATURES

- Building Area: 63,106 SF
- Office Area: 5,509 SF
- Land Area: 128,066 SF
- Power: **4,000 AMP**
480 Volt, 4W
- Loading: 3 DH/6 GL
- Clearance: 18'
- Year Built: 1968
- Zoning: M1
- Parking: 90

PROPERTY HIGHLIGHTS

- Newly Renovated Warehouse, Office & Yard
- Gale Avenue Frontage
- **Heavy Power (4,000 Amps)**
- Dual Street Access
- Exit Off Azusa Ave. From the 60 Freeway
- Immediate Access to the 60, 605, 57 Freeways
- Direct Routes to San Pedro Bay Port Complex
- 35.2 Miles (±45 Mins.) From the Port of Long Beach
- 36.6 Miles (±50 Mins.) From the Port of Los Angeles



LOCATION MAP

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS. ■

MARC DIGENNARO

Senior Vice President | Lic # 00955285
mdigennaro@lee-associates.com
310-704-2628

TRAVIS ALLAN

Senior Vice President | Lic # 01482126
tallan@lee-associates.com
562-568-2023



LEE & ASSOCIATES | INDUSTRY

13181 Crossroads Pkwy. N, Suite 300
City of Industry, CA 91746
Corp. ID# 01125429

FOR LEASE

17055 Gale Avenue | City of Industry, CA

±63,106 SF INDUSTRIAL BUILDING

PROPERTY SITE PLAN



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS. ■

MARC DIGENNARO

Senior Vice President | Lic # 00955285
mdigennaro@lee-associates.com
310-704-2628

TRAVIS ALLAN

Senior Vice President | Lic # 01482126
tallan@lee-associates.com
562-568-2023



LEE & ASSOCIATES | INDUSTRY

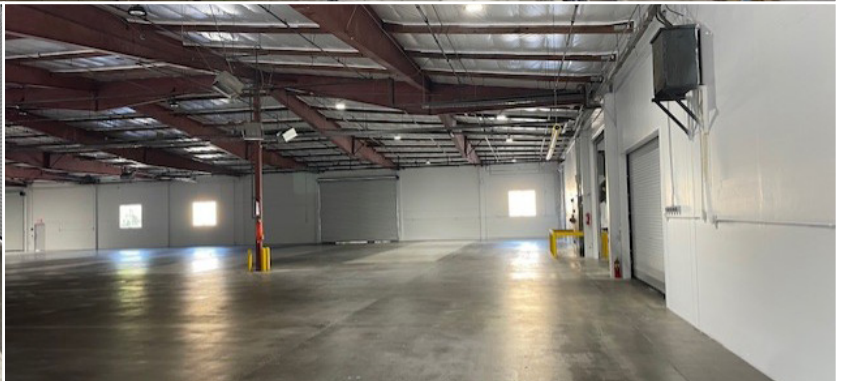
13181 Crossroads Pkwy. N, Suite 300
City of Industry, CA 91746
Corp. ID# 01125429

FOR LEASE

17055 Gale Avenue | City of Industry, CA

±63,106 SF INDUSTRIAL BUILDING

PROPERTY PHOTOS



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS. ■

MARC DIGENNARO

Senior Vice President | Lic # 00955285
mdigennaro@lee-associates.com
310-704-2628

TRAVIS ALLAN

Senior Vice President | Lic # 01482126
tallan@lee-associates.com
562-568-2023



LEE & ASSOCIATES | INDUSTRY

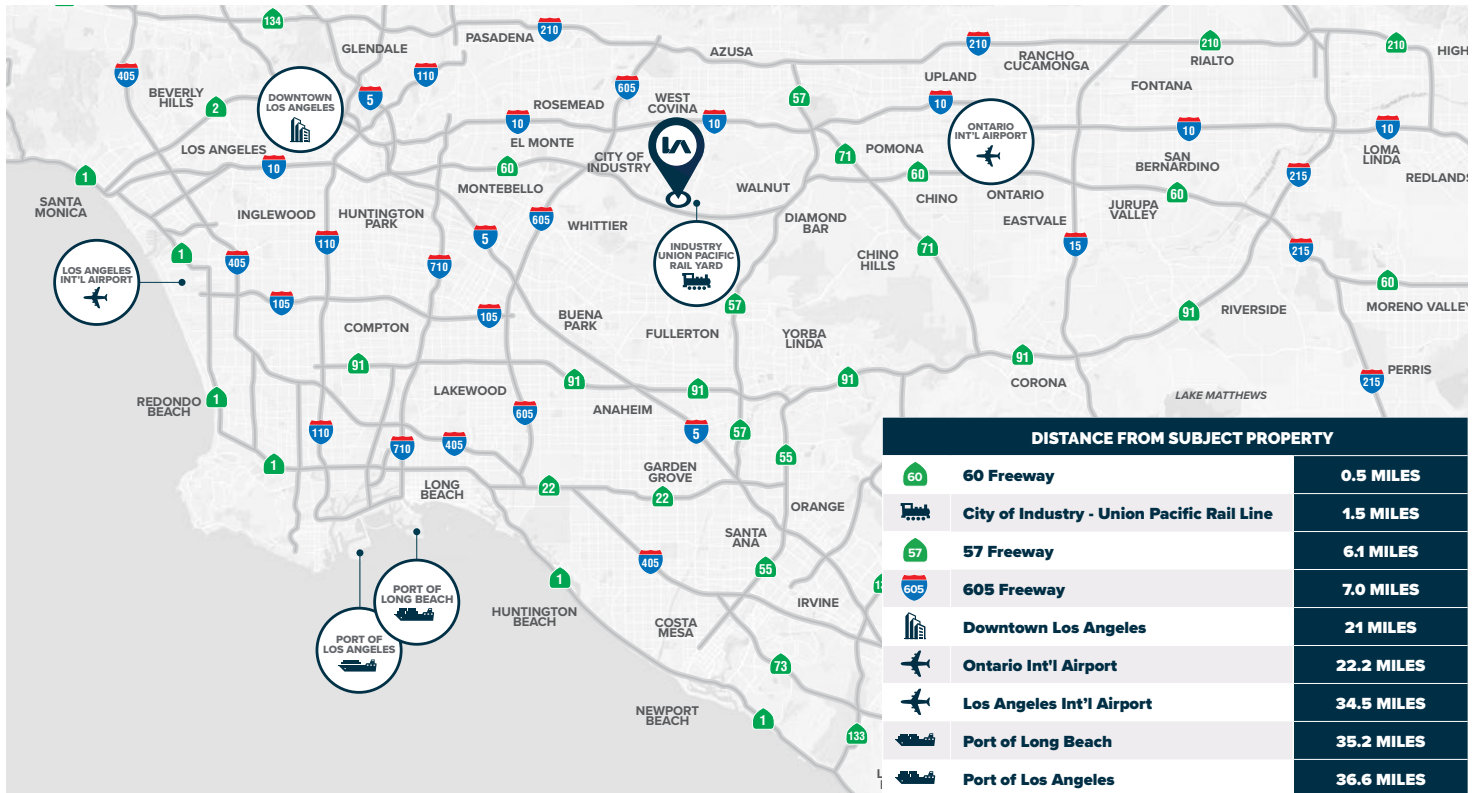
13181 Crossroads Pkwy. N, Suite 300
City of Industry, CA 91746
Corp. ID# 01125429

FOR LEASE

17055 Gale Avenue | City of Industry, CA

±63,106 SF INDUSTRIAL BUILDING

PROPERTY DISTANCE MAP & CORPORATE NEIGHBORS



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS. ■

MARC DIGENNARO

Senior Vice President | Lic # 00955285
mdigennaro@lee-associates.com
310-704-2628

TRAVIS ALLAN

Senior Vice President | Lic # 01482126
tallan@lee-associates.com
562-568-2023



LEE & ASSOCIATES | INDUSTRY

13181 Crossroads Pkwy. N, Suite 300
City of Industry, CA 91746
Corp. ID# 01125429