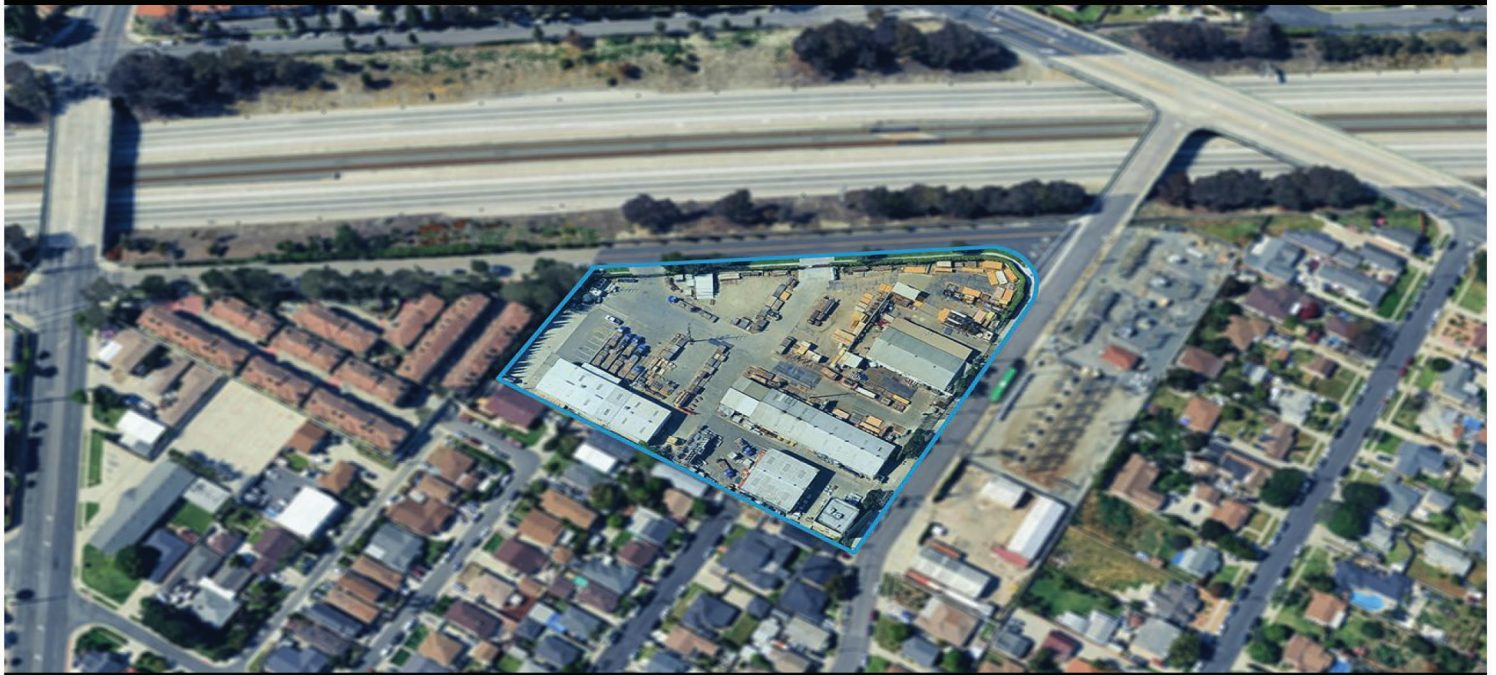


Available SF 28,000 SF

Industrial For Sublease

Building Size 28,000 SF



**Address:** 13217 Laureldale Avenue, Downey, CA 90242  
**Cross Streets:** Gardendale St/Laureldale Ave

Sublease Through 1/31/2029  
 Crane Served Facility  
 5 Buildings Totaling 28,000 SF  
 Flexible Office, Warehouse, and Land Configuration  
 Divisible to 7,000 SF  
 Fenced Yard

<b>Lease Rate/Mo:</b>	TBD	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	6,000 SF
<b>Lease Rate/SF:</b>	TBD	<b>Clear Height:</b>		<b>Restrooms:</b>	6
<b>Lease Type:</b>	Net / Op. Ex: \$0.23	<b>GL Doors/Dim:</b>	4	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	28,000 SF	<b>DH Doors/Dim:</b>	4	<b>Finished Ofc Mezz:</b>	3,000 SF
<b>Minimum SF:</b>	7,000 SF	<b>A: V: O: W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	STEEL	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Sublease Through 01/31/2029	<b>Const Status/Year Blt:</b>	Existing / 1989	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	30 Days
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 0 / Ratio:</b>		<b>Vacant:</b>	No
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced / Paved	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Long Beach/Harbor Cities
<b>Zoning:</b>	M1			<b>APN#:</b>	6266011034,6266011039,62
<b>Listing Company:</b>	The Klabin Company				
<b>Agents:</b>	<a href="#">Nicholas Buss 310-329-9000</a> , <a href="#">Frank Schulz 310-329-9000</a> , <a href="#">Todd Taugner 310-329-9000</a>				
<b>Listing #:</b>	42516697	<b>Listing Date:</b>	05/05/2025	<b>FTCF:</b>	CB300N000S000/AOAA
<b>Notes:</b>	Sublessee to verify all information contained herein.				



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**KLABIN.COM**  
 19700 S. VERMONT AVENUE, SUITE 100  
 TORRANCE, CA 90502  
 DRE 00824993  
**310.329.9000**

