

9238<sup>1</sup>/<sub>2</sub>



4% Procuring Fee

3,613 SF AVAILABLE FOR LEASE

## CORNERSTONE COMMERCE CENTER

WAREHOUSE DISTRIBUTION FACILITY AVAILABLE

9238.5 Hall Road, Downey, CA 90241

### Location Highlights

- Ideal Mid-Counties Location
- Secure Gated Park
- Excellent access to 5, 605, 91, and 105 freeways
- Ideal for light mfg, storage, distribution, or service center
- Institutionally Owned and Managed



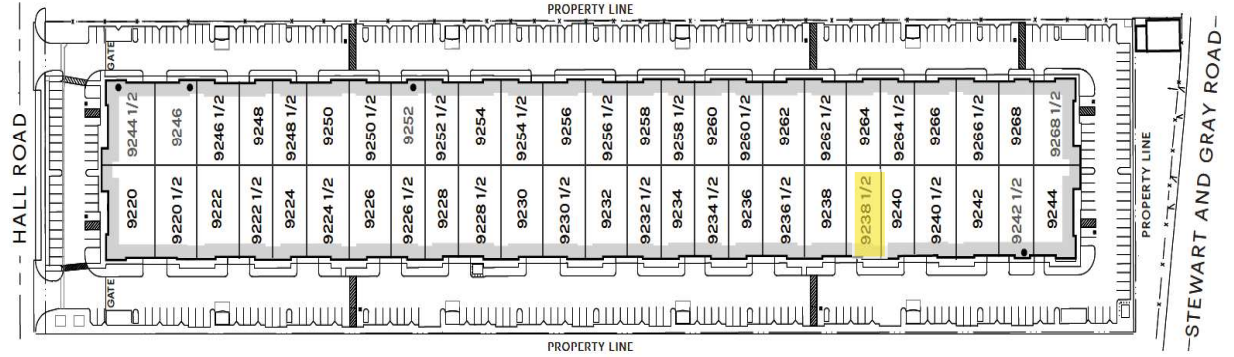
# CORNERSTONE COMMERCE CENTER



## Industrial Condominium Complex

### 9238.5 Hall Road

- 18' Minimum Clearance
- Sprinklered
- 12' x 14' Ground Level Loading Door
- M2 Zoned
- 2 offices + 1 restroom + coffee bar
- 4 assigned parking spaces
- 200 Amps Capacity (tenant to verify)
- Professional Business Environment

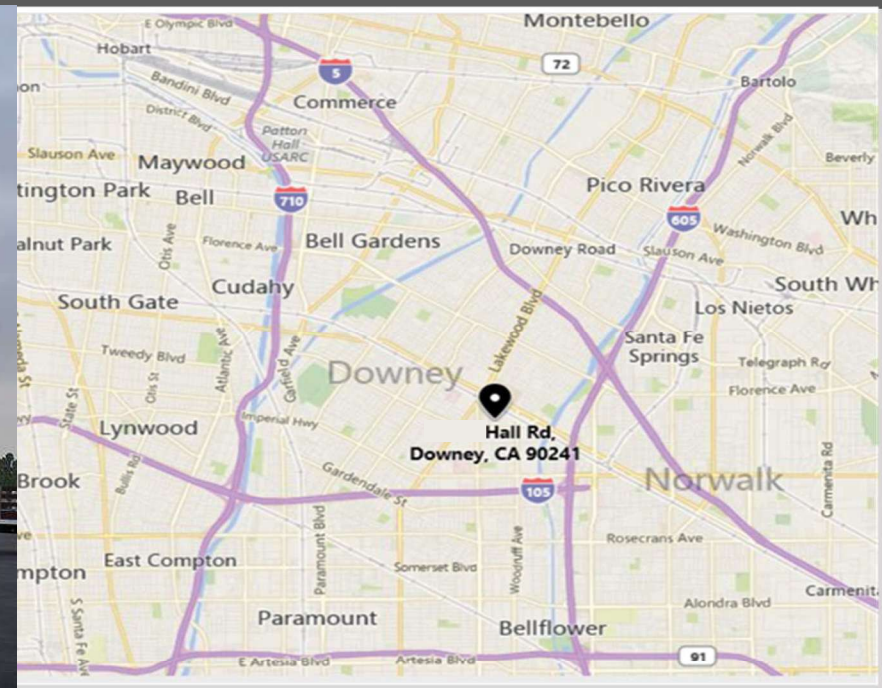


## For Lease

## 3,613 SF

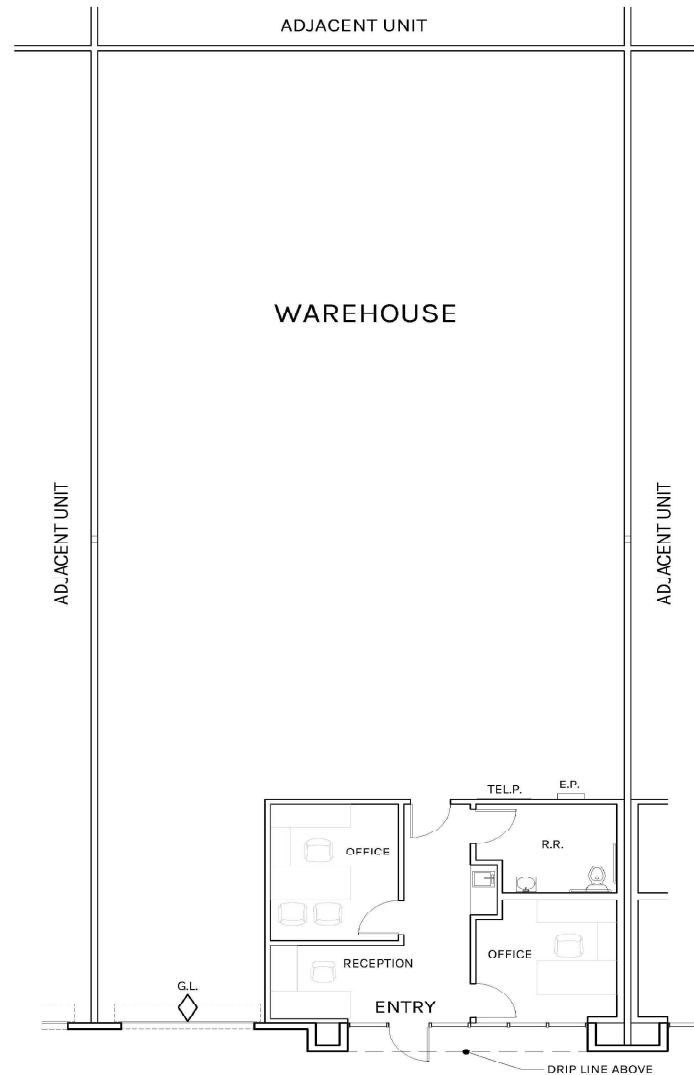
9220 - 9268 Hall Road, Downey, CA 90241

LOS ANGELES COUNTY





**Rexford  
Industrial**



## Leasing Contact

Douglas E. Wells  
President

562.908.6012

doug@pentapacific.com

LIC# 00915372



PENTA PACIFIC PROPERTIES

9500 Norwalk Boulevard

Santa Fe Springs, CA 90670

CA License #00346517

**WAREHOUSE**

3,066 SF

**OFFICE**

547 SF

**TOTAL**

3,613 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.