

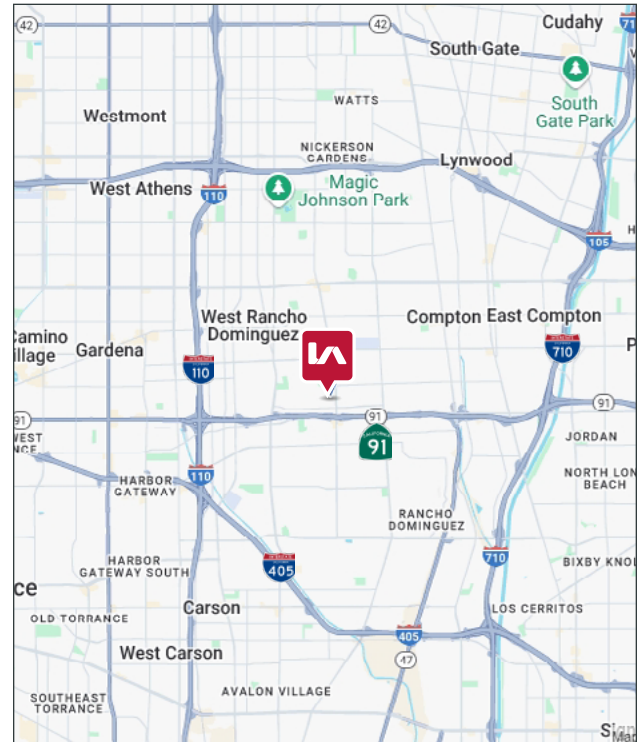


PROPERTY FEATURES

AVAILABLE ±1,920 - 4,800 SF

ZONING CAML

- Common Area Maintenance Fee: \$0.08 / SF
- Fenced & Gated Multi-Tenant Industrial Park
- Professionally Managed & Maintained Business Park
- Easy Access to Parking
- Immediate Access to 91, 110 & 405 Freeways
- Recently Renovated Industrial/Flex Units
- 3D Matterport Virtual Tour Available to View



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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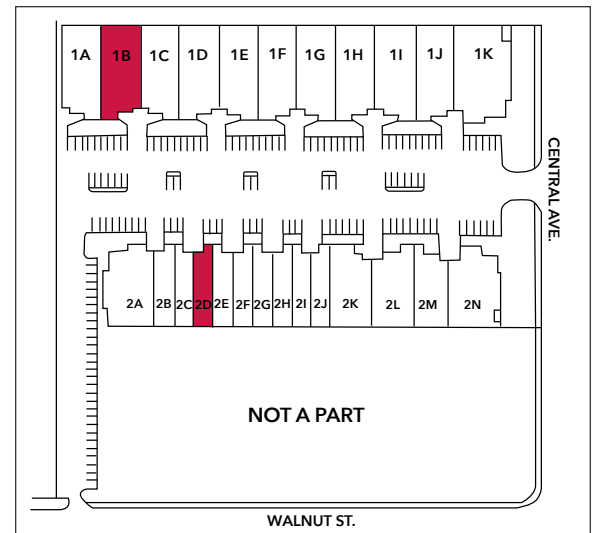
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AVAILABLE SUITES

UNIT	SQ FT	RATE	DESCRIPTION	3D TOUR
17101 - 1B	±4,800 SF	\$1.00/SF Gross (\$4,800.00 / Month)	Available Now. 11' x 12' GL Door. 15' Clear Height. Reception, Private Office, Large Warehouse Area.	VIRTUAL TOUR
17121 - 2D	±1,920 SF	\$1.00/SF Gross (\$1,920.00 / Month)	Available Now. 15' Clear Height, 1 (10' x 12') GL Door, 150 Amps, 240 Volts, 1 Phase Power, 460 SF Office.	VIRTUAL TOUR

Pricing Note: Teaser Rate for Deals Signed Before May 1, 2026



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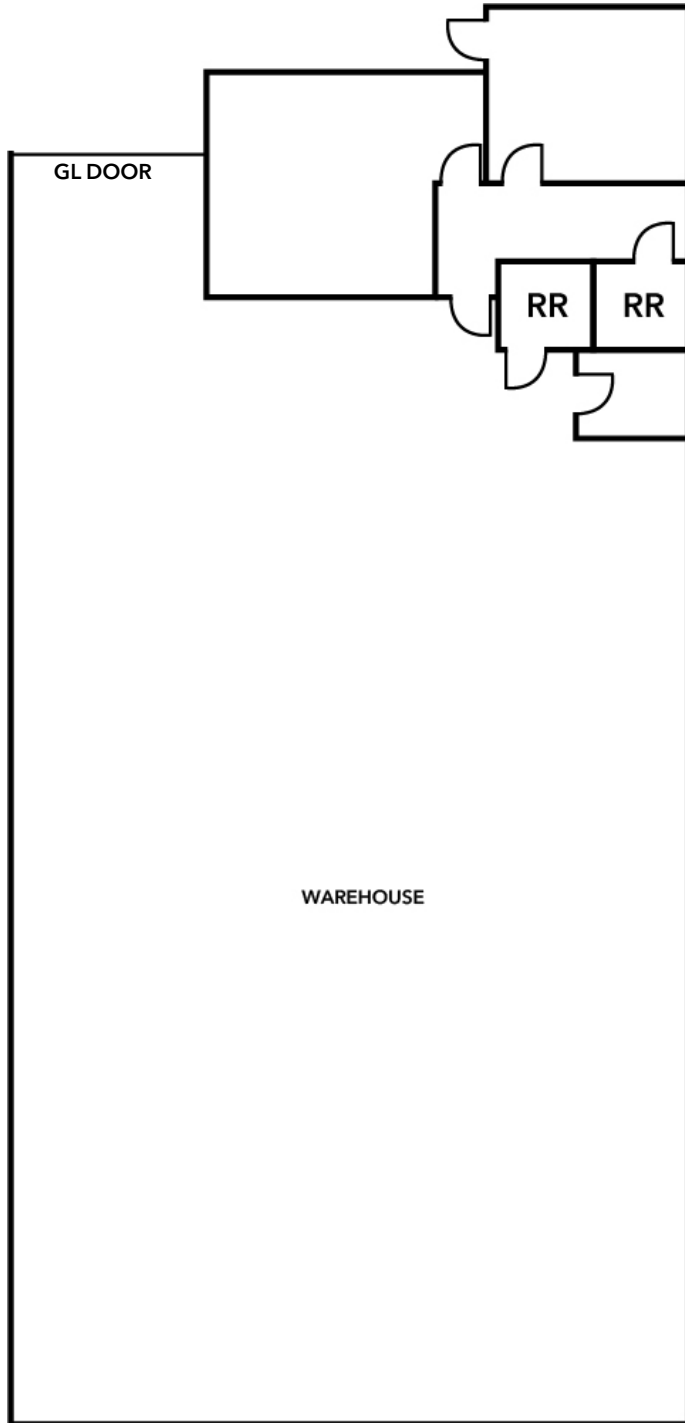
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17101 CENTRAL AVE - UNIT 1B- FLOOR PLAN
(NOT DRAWN TO SCALE)



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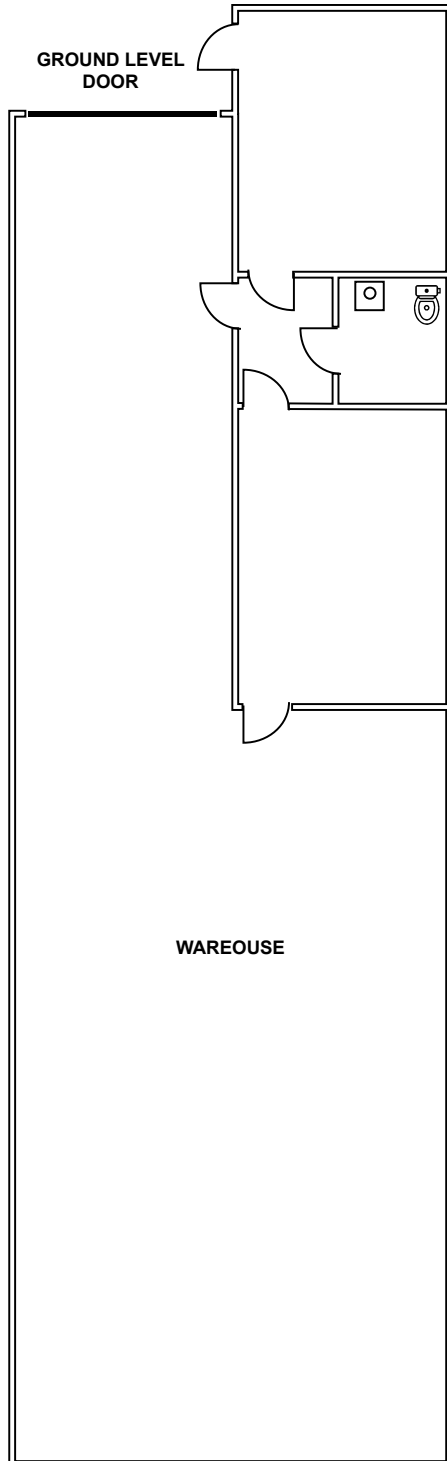
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UNIT 2D - FLOOR PLAN (NOT DRAWN TO SCALE)



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