

**Available SF** 4,493 SF

**Industrial Condo For Lease**
**Building Size** 196,076 SF


**Property Name:** Cornerstone Commerce Center  
**Address:** 9226 Hall Rd, Downey, CA 90241  
**Cross Streets:** Woodruff Ave/Hall Rd

Multi-Tenant Building, Gated Park / M2 Zoned  
 Warehouse / Distribution / Sprinklered  
 Professional Business Environment  
 18' Clr., / 12' x 14' GL Loading Door  
 Access to 5 / 105 / 605 Fwys

**Lease Rate/Mo:** \$6,740  
**Lease Rate/SF:** \$1.50  
**Lease Type:** Modified Gross  
**Available SF:** 4,493 SF  
**Minimum SF:** 4,493 SF  
**Prop Lot Size:** POL  
**Term:** 3-5 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$6,953 / 2025  
**Yard:** No  
**Zoning:** M-2

**Sprinklered:** Yes  
**Clear Height:** 18'  
**GL Doors/Dim:** 1 / 12'x14'  
**DH Doors/Dim:** 0  
**A: 200 V: 120/208 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 2008  
**Whse HVAC:** No  
**Parking Spaces:** 4 / **Ratio:** 0.9:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 547 SF / 2  
**Restrooms:** 1  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 06/01/2026  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** MidCounties  
**APN#:** 6284-019-047

**Listing Company:** Penta Pacific Properties

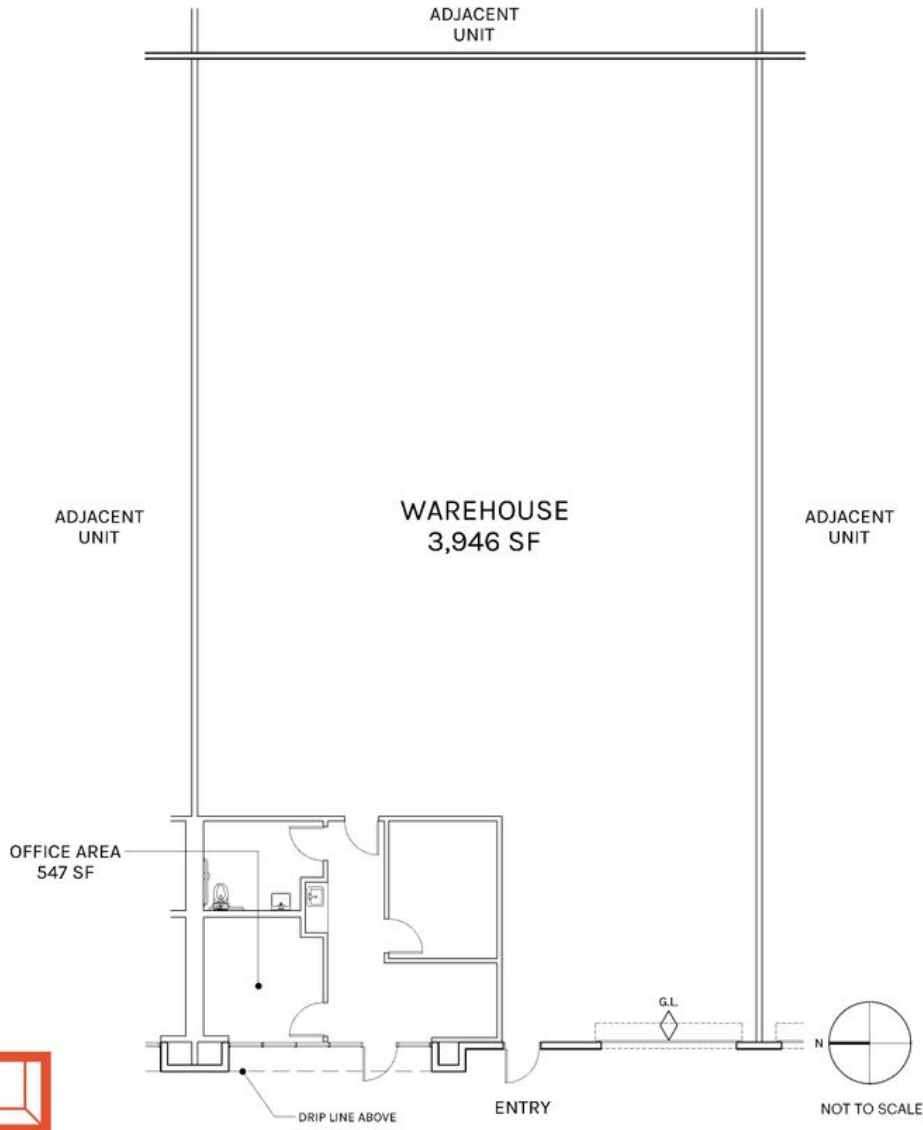
**Agents:** [Douglas Wells 562-908-6012](mailto:douglas.wells@pentapacific.com)
**Listing #:** 44409713

**Listing Date:** 02/25/2026

**FTCF:** CB250N000S000/A0AA

**Notes:** Base Rent of \$6,740/mo. (\$1.50) + CAM of \$809/mo. (\$0.18) = Total mo. rent of \$7,549/mo. (\$1.68). (See Reverse.) Tenant to verify power.

**9226 Hall Road Downey** **OVERALL FLOOR PLAN**  
4,493 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.