



FOR LEASE

±48,508 SF INDUSTRIAL WAREHOUSE

127 N. CALIFORNIA AVE., SUITE A | INDUSTRY | CA

PROPERTY HIGHLIGHTS:



VALLEY BLVD FRONTAGE



±48,508 SF INDUSTRIAL WAREHOUSE



±5,268 SF DELUXE 2-STORY OFFICE



**30' HIGH AT CENTER
26' HIGH AT WALLS**

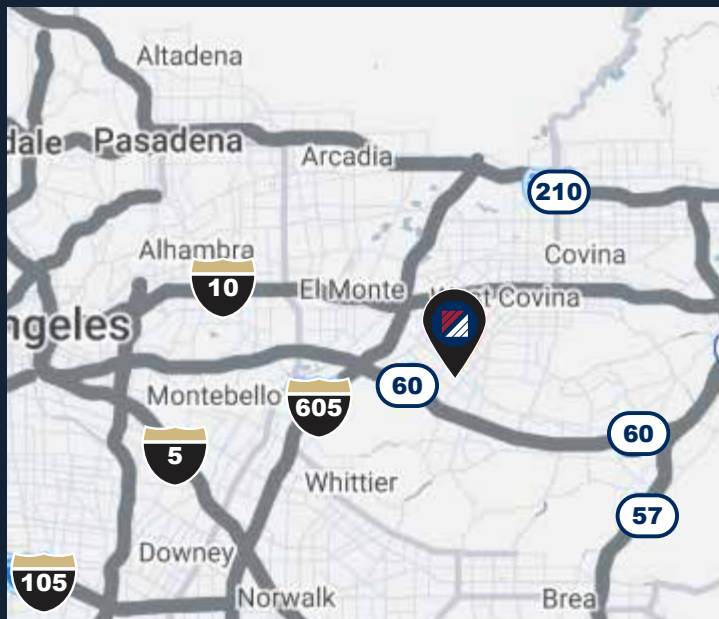


PART OF A LARGER 94,843 SF BLDG.



5 DOCK HIGH DOORS WITH PIT LEVELERS

- Secured/Fenced Yard
- Calculated Fire Sprinkler System (.60/3,000GPM) (Verify)
- 1600 Amps, 277/480 Volts Power (Verify)
- 1 Ground Level Door
- Excellent Freeway Access to 605, 60 & 10 Freeway
- Separate Employee Break Room



FOR MORE INFORMATION, PLEASE CONTACT:

CHARLES JOHNSON
EVP | Principal
P: 562.695.7244
cajohnson@daumcre.com
CA License #01817294

NOAH SAMARIN
EVP | Principal
M: 714.812.1289
nsamarin@daumcre.com
CA License #01755814



WAREHOUSE
ADVISORY
GROUP



SGC
INDUSTRIAL
TEAM



60

60

VALLEY BLVD.

N. CALIFORNIA AVE.

**SUBJECT
PROPERTY**

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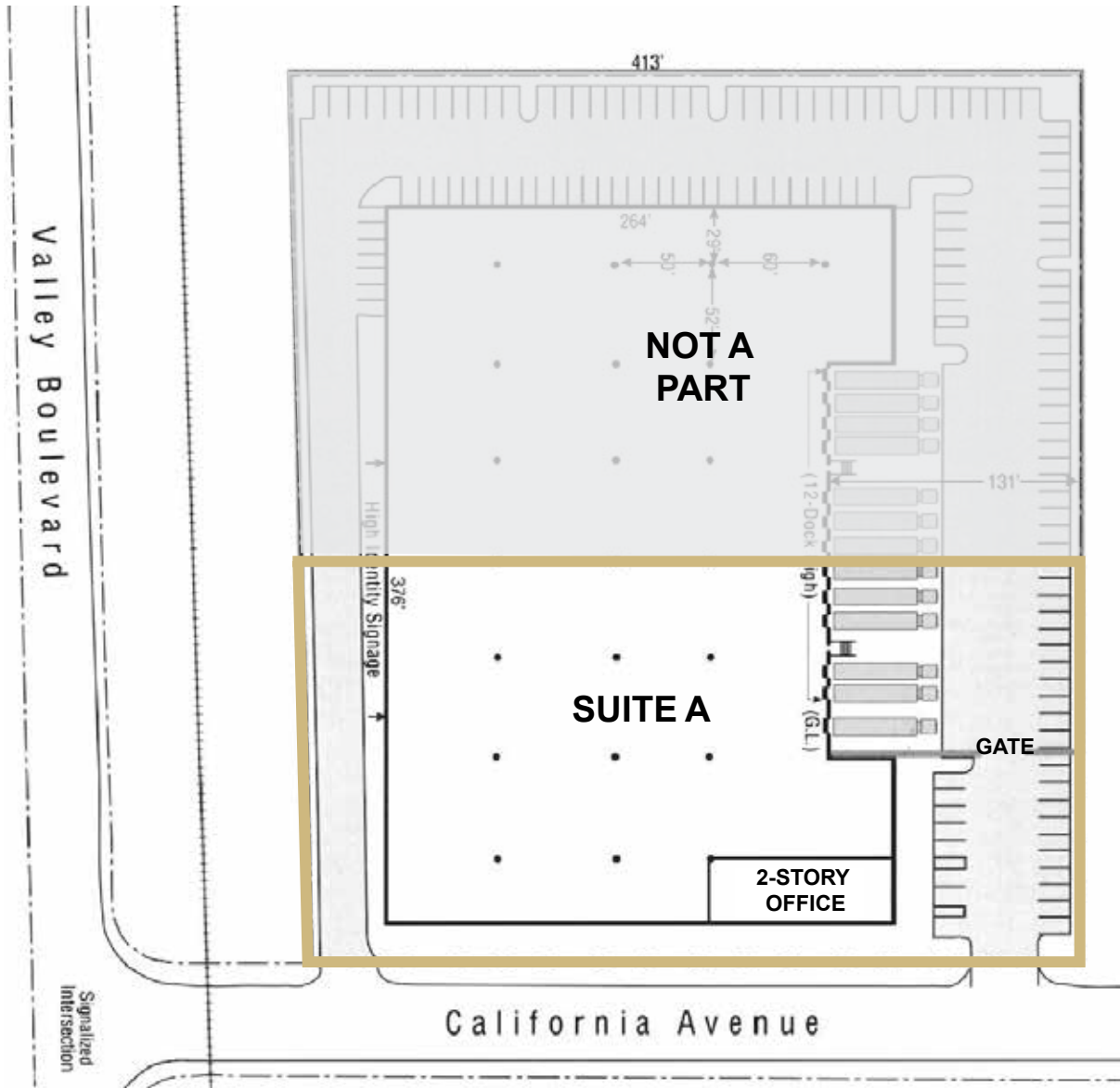


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SITE PLAN



*NOT TO SCALE

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WAREHOUSE
 ADVISORY
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