

FOR LEASE

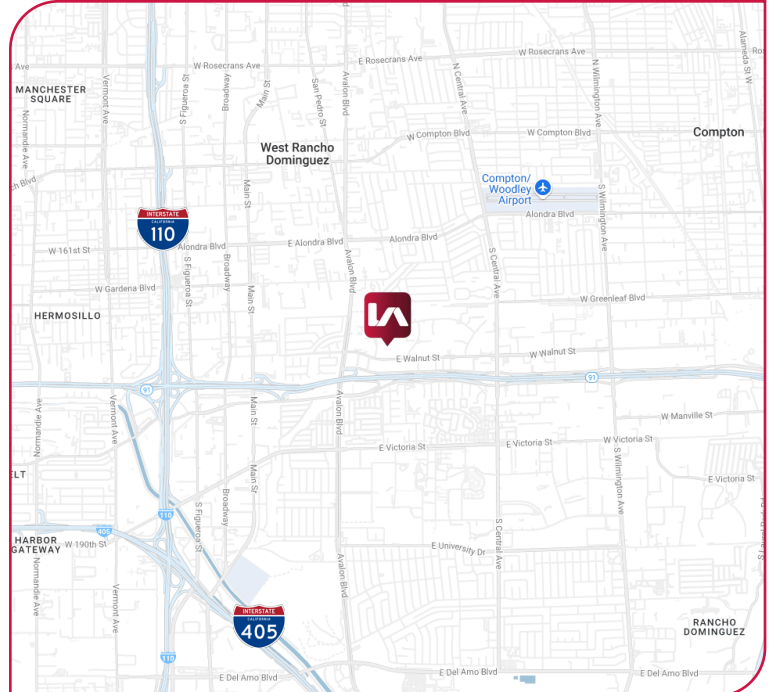


PRICING BREAKDOWN

Building Size	±59,462 SF
Land Size	±115,564 SF (±2.65 AC)
Lease Rate	TBD - NNN

PROPERTY DETAILS

- South Bay's Premier Industrial Location
- 4 DH and 4 GL Loading Positions
- 140' Turning Radius
- 19' Clear Height
- Buildings are Connected through Warehouse
- Partially Fenced Yard
- Sprinklered, ESFR in Walnut
- Near Junction of 91/405/110/710
- 800 Amp and 200 Amp Power Panels
- Midway Between LA Ports and LAX
- Call Agent to Show; Do Not Disturb Tenant
- Available 2/1/2027

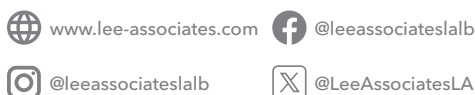


LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Bret Osterberg

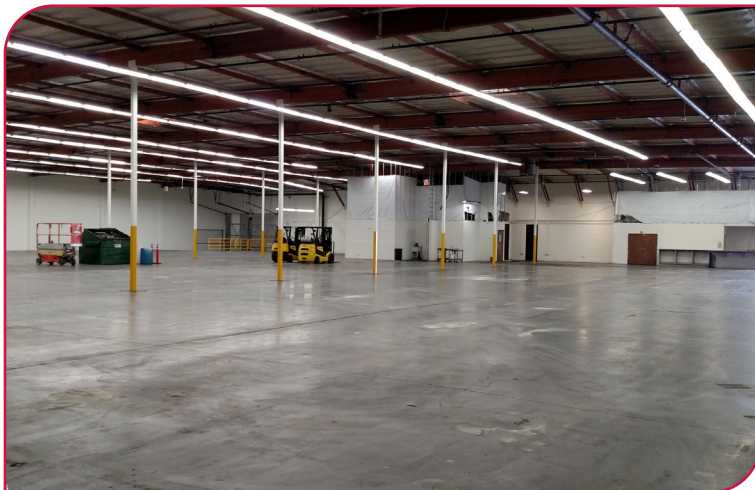
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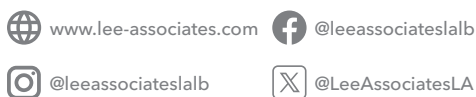


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