

**For Lease**

17160 Alburtis Ave | Artesia, CA



**\* Freestanding Industrial Building with Secured Yard**

### Property Specifications

BUILDING SF

**±18,466**

ACRES

**±1.04**

ZONING

**M1-CG**

OFFICE SF

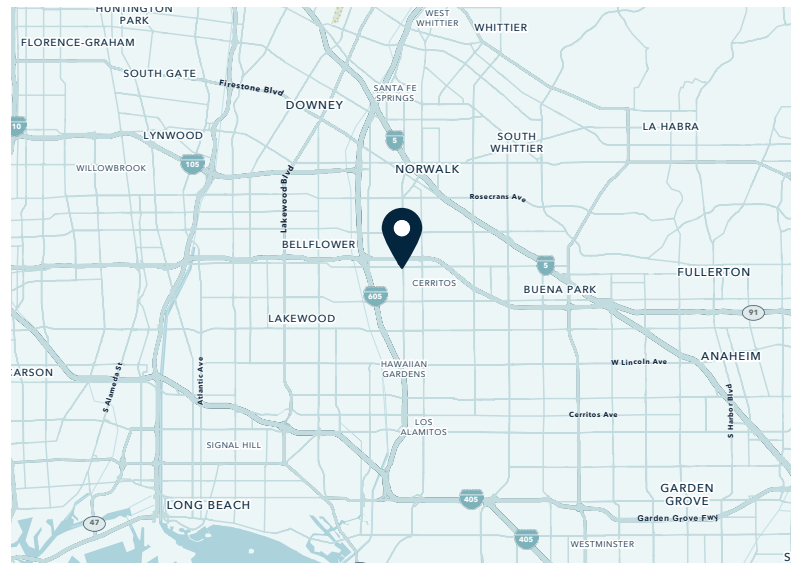
**±1,900**

GROUND LEVEL DOORS

**3**

TRUCKWELL

**1**



### About the Property

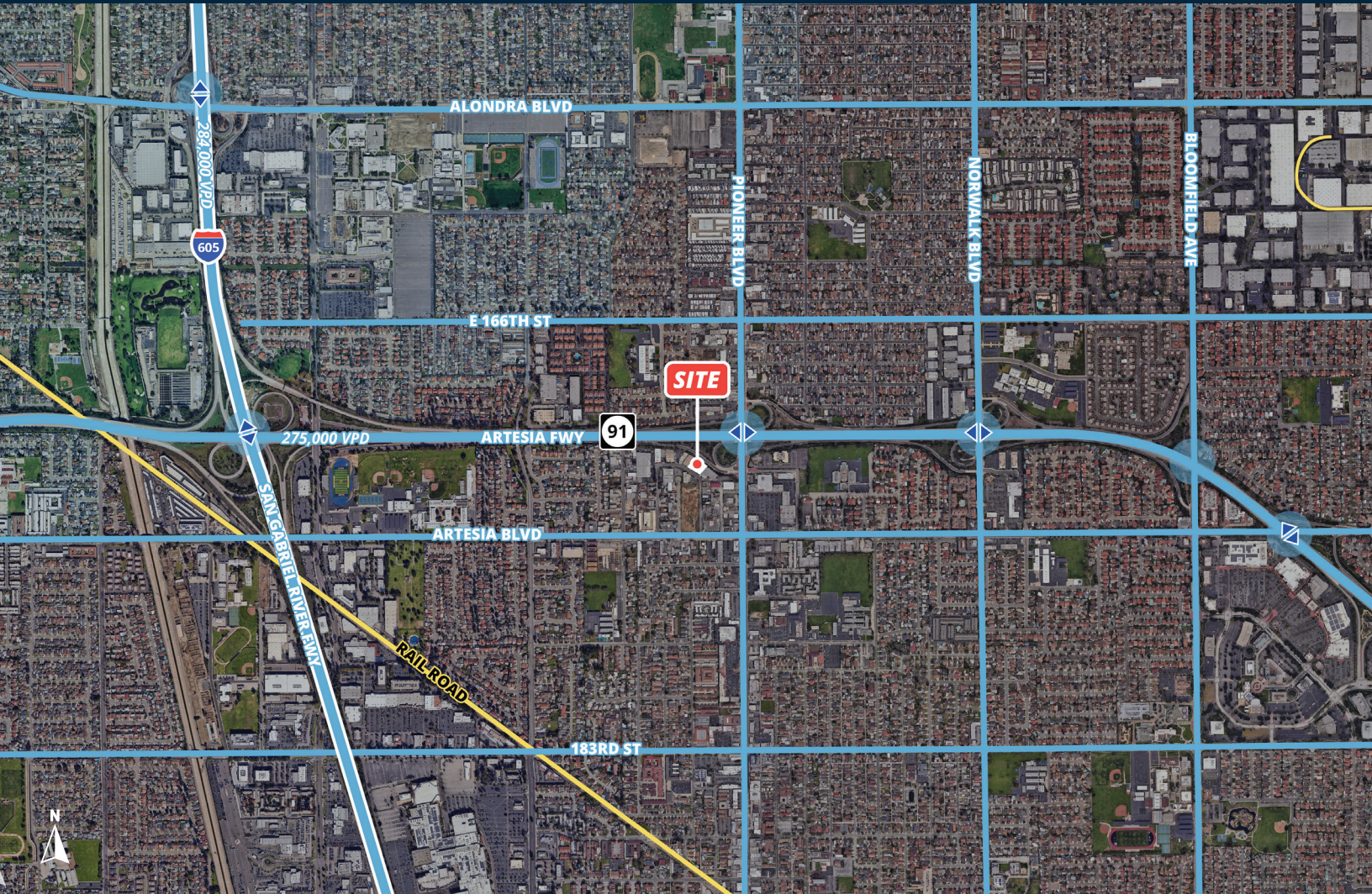
- Excess Secured Yard Space 41% Coverage
- New Roof
- Ample Parking
- Easy Access to the 91 & 605 Freeways
- Freeway Visibility
- Warehouse Restrooms (2)

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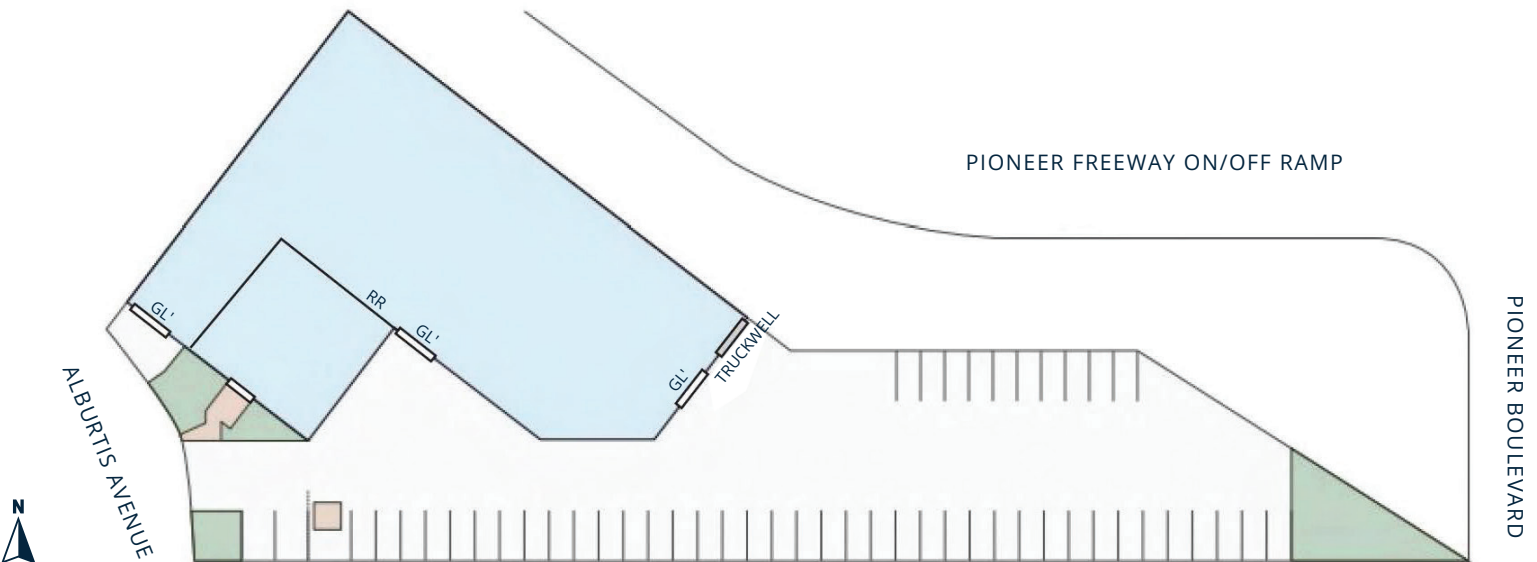
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Site Plan



Not to Scale





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