

**FOR LEASE**



**VIRTUAL TOUR**

**CLICK HERE**



**PRICING BREAKDOWN**

Available Size	<b>±5,000 SF</b>
Office Area	<b>±500 SF</b>
Lease Rate	<b>Negotiable (Gross)</b>
Term	<b>3-5 Years</b>

**PROPERTY DETAILS**

- Climate-controlled warehouse with HVAC throughout
- One 13' x 14' ground-level loading door
- Two restrooms
- Bonus ±450 SF unfinished mezzanine
- 15' Clear height
- Racks Possibly Available
- Fenced and paved yard area
- High-visibility, high-traffic corner location
- Unincorporated Los Angeles County location, no city business tax
- Landlord may consider high-end automotive-related uses



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**RON MGRUBLIAN** MBA

DRE LIC 01902882

rmgrublian@leelalb.com

562.354.2537

**PATRICK REDDY**

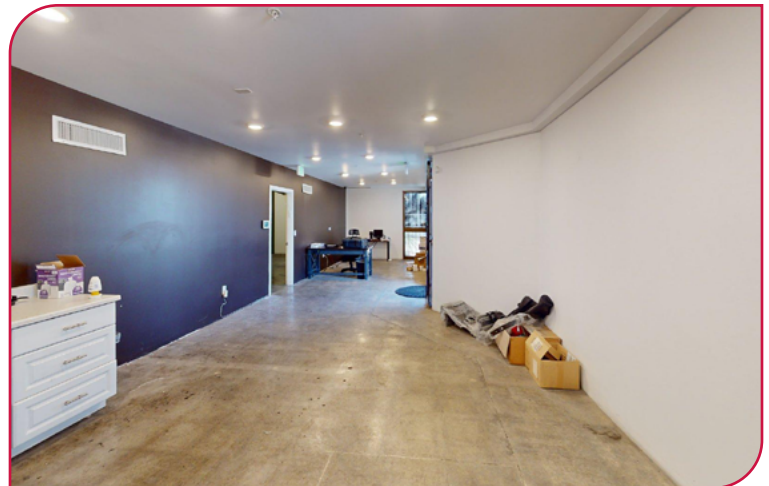
DRE LIC 01901872

preddy@lee-re.com

818.933.0348

Lee & Associates Los Angeles - Long Beach, Inc.  
DRE LIC 01069854

Lee & Associates - LA North/Ventura, Inc.  
DRE LIC 01191898



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

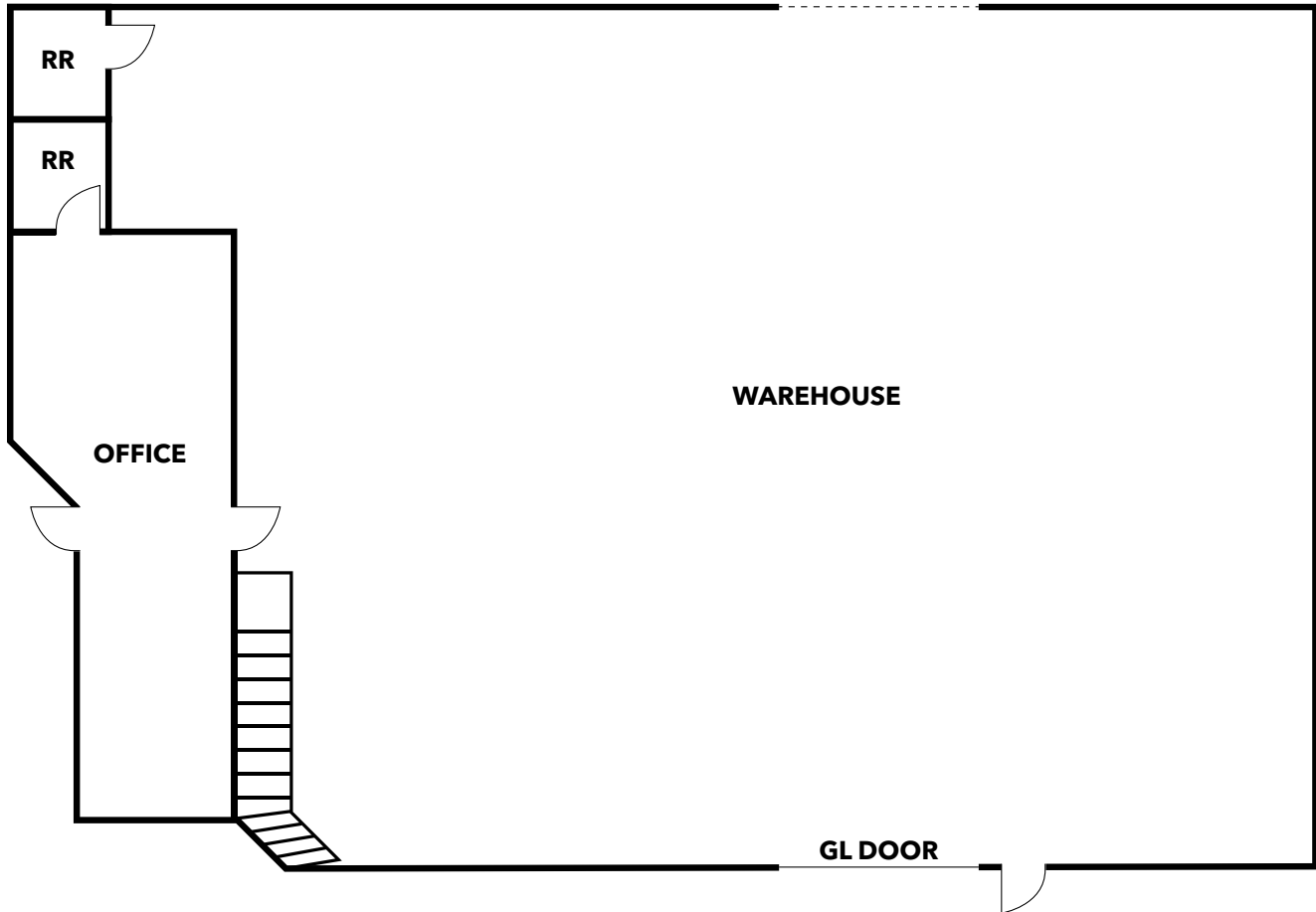
**RON MGRUBLIAN** MBA  
DRE LIC 01902882  
rmgrublian@leelalb.com  
562.354.2537

**PATRICK REDDY**  
DRE LIC 01901872  
preddy@lee-re.com  
818.933.0348

Lee & Associates Los Angeles - Long Beach, Inc.  
DRE LIC 01069854

Lee & Associates - LA North/Ventura, Inc.  
DRE LIC 01191898

**FLOOR PLAN**



**This plan and its measurements are approximate and not up to scale.**

**It is the responsibility of the buyer/lessee to verify the property's measurements independently.**

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**RON MGRUBLIAN** MBA

DRE LIC 01902882

rmgrublian@leelalb.com

562.354.2537

**PATRICK REDDY**

DRE LIC 01901872

preddy@lee-re.com

818.933.0348

Lee & Associates Los Angeles - Long Beach, Inc.  
DRE LIC 01069854

Lee & Associates - LA North/Ventura, Inc.  
DRE LIC 01191898