

INDUSTRIAL FOR LEASE

17665 ROWLAND ST, CITY OF INDUSTRY CA 91748

17665 ROWLAND STREET, CITY OF INDUSTRY, CA 91748



FOR LEASE

KW EXECUTIVE

388 East Valley Boulevard, Ste 106
Alhambra, CA 91801



Each Office Independently Owned and Operated

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17665 ROWLAND STREET



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EXECUTIVE SUMMARY

17665 ROWLAND STREET



Offering Summary

Lease Rate:	Starting at \$1.20 PSF Gross
Lease Term:	2-5 Years Preferred
Available SF:	±11,979 SF
Building SF:	±11,979 SF
Office SF:	±2,396 SF (Approx.)
Lot Size:	±23,958 SF (±0.55 Acres)
Clear Height:	22' Clear
Dock Doors:	1 Dock-High Door
Grade Doors:	1 Ground-Level Door
Power:	400 Amps, 277/480V, 3-Phase, 4-Wire
Year Built:	2001
Parking:	12 Surface Spaces + Yard
Yard Area	Fenced & Gated Yard
Zoning	M-1 (Verify with City)

Property Overview

Freestanding ±11,979 SF industrial facility situated on a ±23,958 SF (±0.55-acre) corner lot in the highly desirable City of Industry market. The property features approximately ±8,083 SF of ground-floor warehouse area, ±2,396 SF of office/showroom space, and an additional ±3,900 SF second-floor mezzanine with conveyor access. Improvements include 22' clear height, dock-high and ground-level loading, 400 Amps of 277/480V 3-phase power, and a secured fenced and gated yard. Convenient access to the 60, 57, and 605 Freeways makes the property ideal for warehousing, distribution, showroom, light

Property Highlights

- ±11,979 SF Freestanding Facility
- ±23,958 SF Corner Parcel (±0.55 Acres)
- ±2,396 SF Office / Showroom
- Secured Fenced & Gated Yard
- 22' Warehouse Clear Height
- 1 Dock-High Door
- 1 Ground-Level Door
- 400 Amps, 277/480V, 3-Phase Power
- ±3,900 SF Second-Floor Mezzanine
- Existing Conveyor System to Mezzanine
- Excellent Corner Visibility
- Minutes to 60, 57 & 605 Freeways

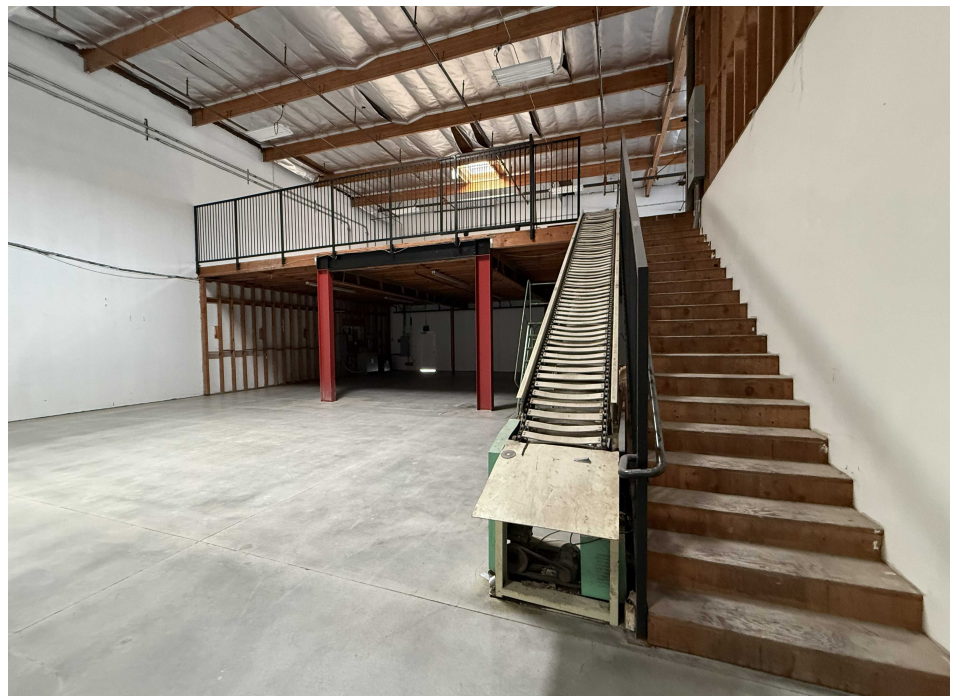
PROPERTY PHOTOS

17665 ROWLAND STREET - EXTERIOR



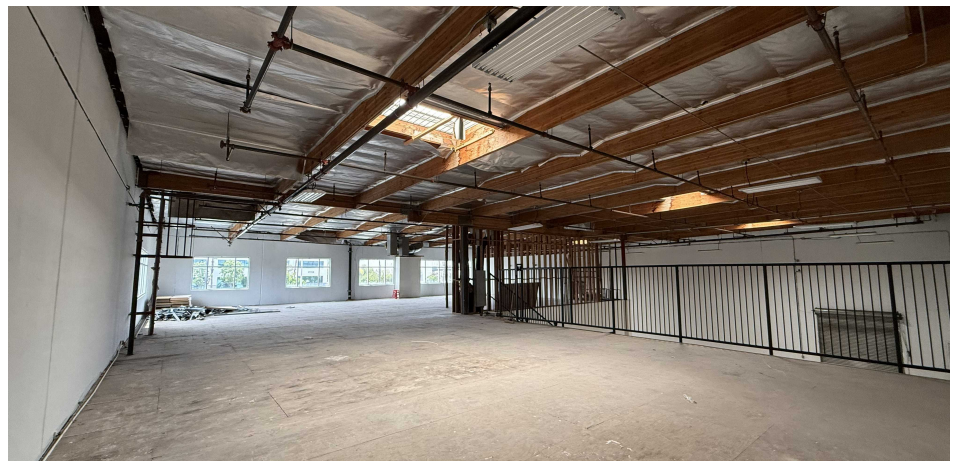
PROPERTY PHOTOS

17665 ROWLAND STREET - WAREHOUSE



PROPERTY PHOTOS

17665 ROWLAND STREET - OFFICE/MEZZANINE



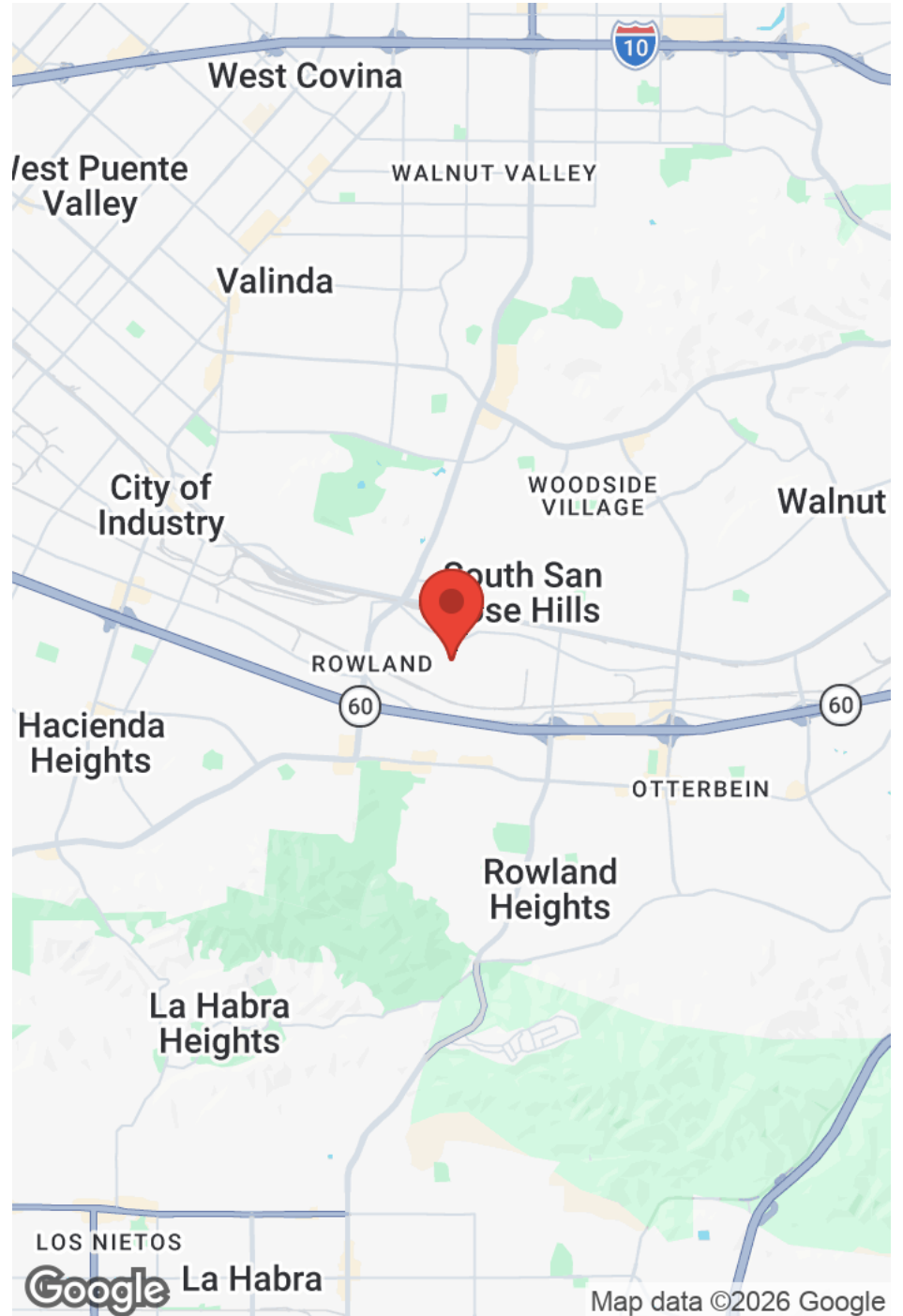
PLOT MAP

17665 ROWLAND STREET



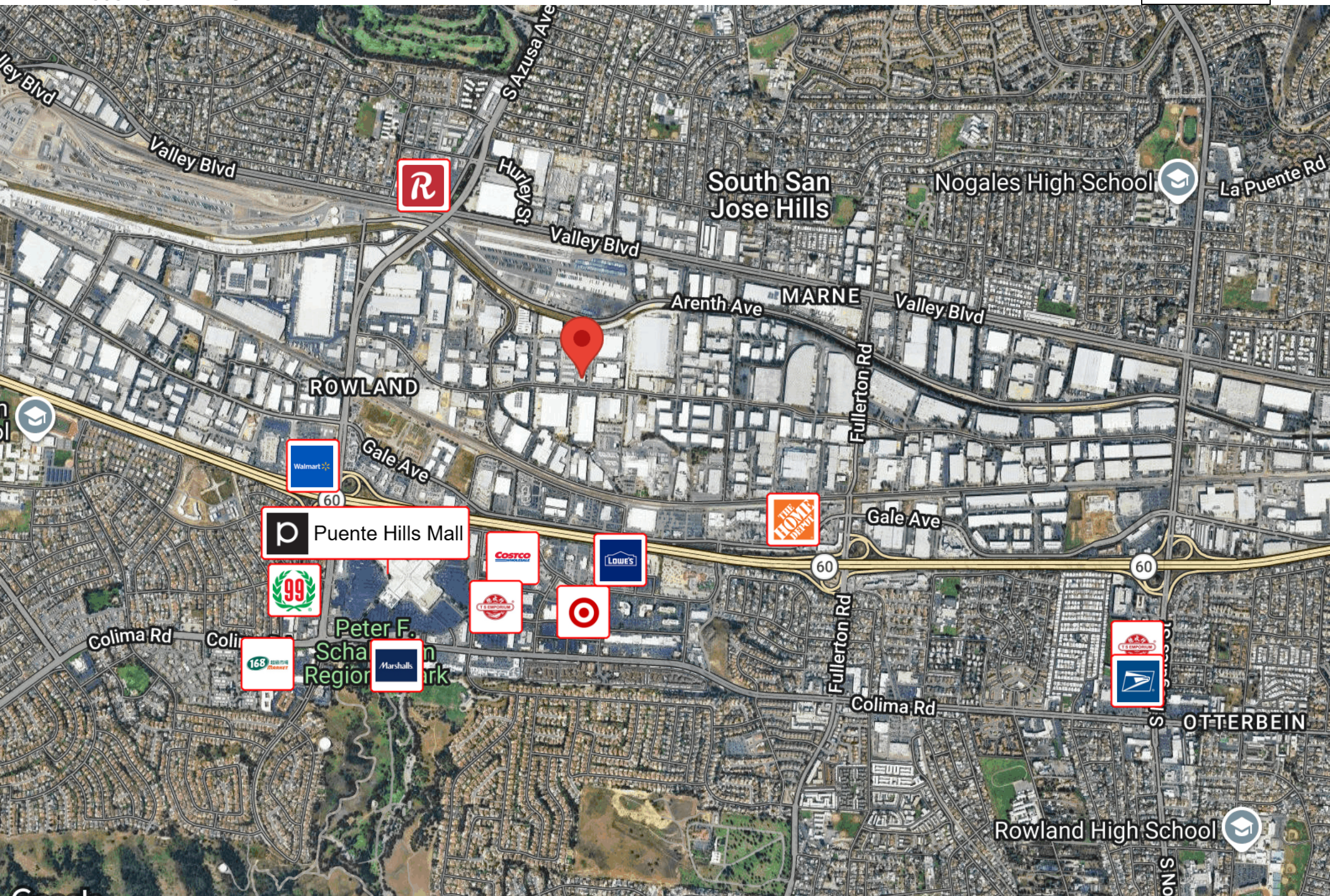
LOCATION MAPS

17665 ROWLAND STREET



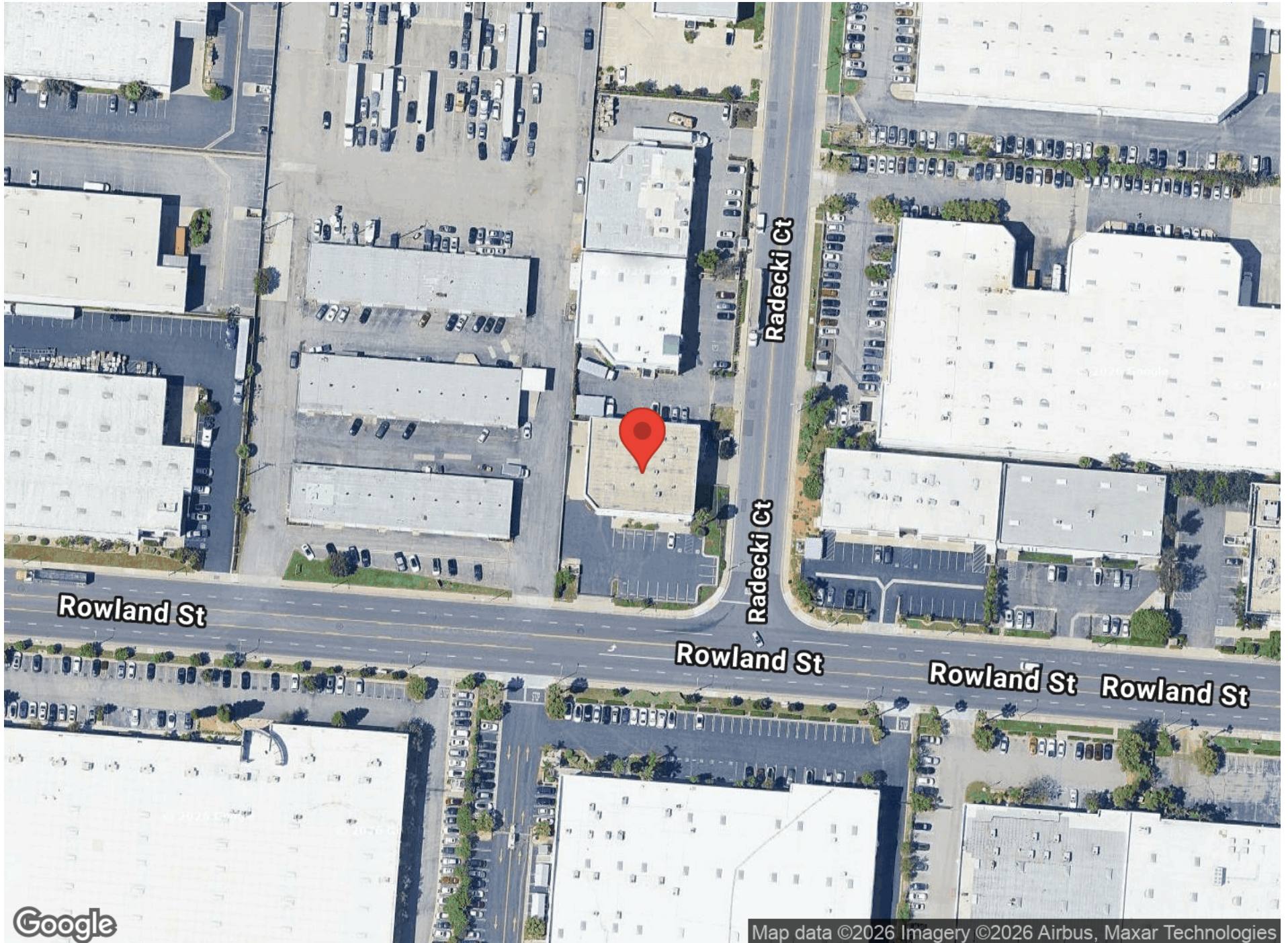
BUSINESS MAP

17665 ROWLAND STREET



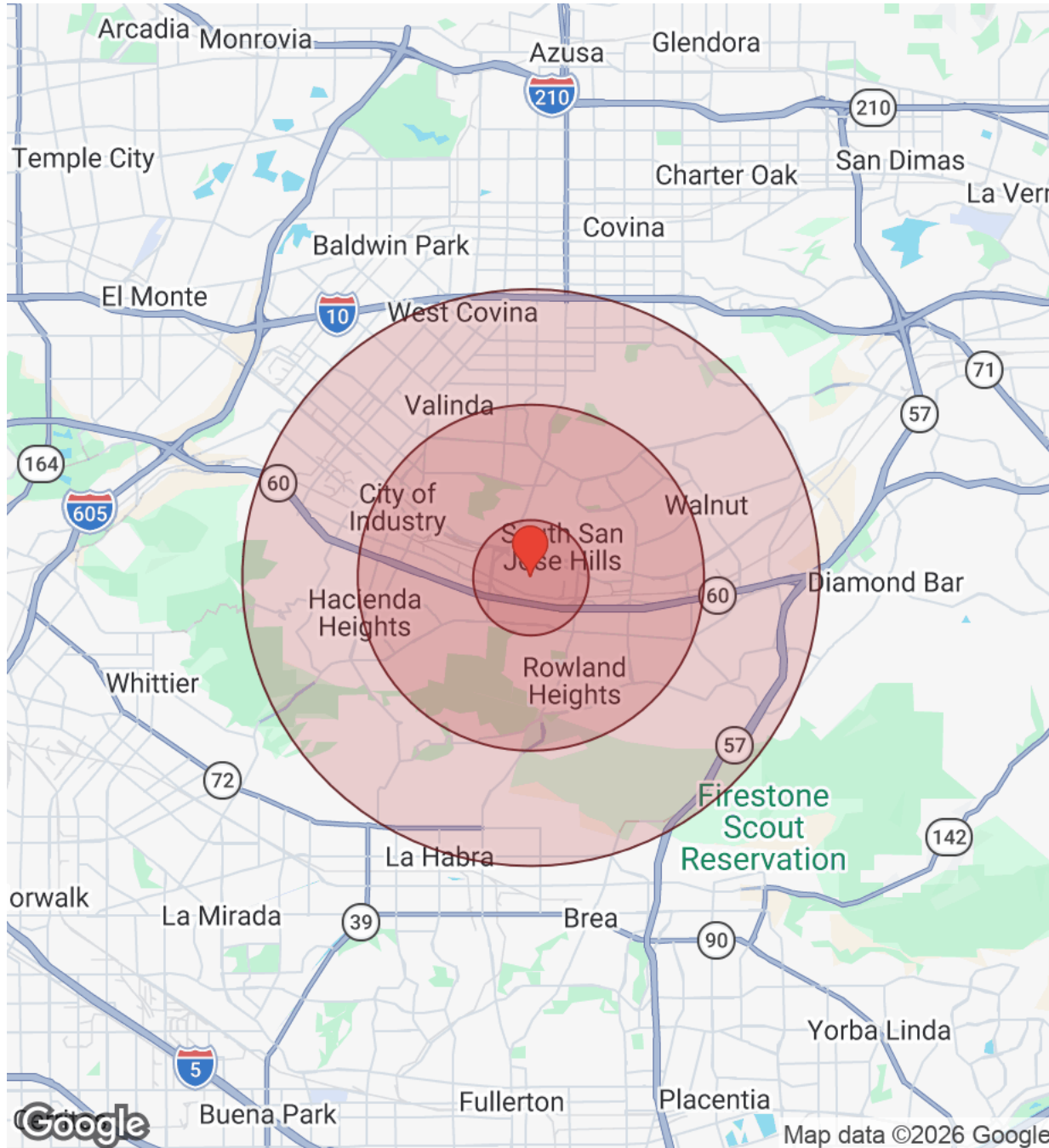
AERIAL MAP

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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,566	75,776	170,196
Female	5,438	78,652	176,138
Total Population	11,004	154,428	346,333

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	856	15,180	46,339
Black	154	4,092	9,143
Am In/AK Nat	12	139	346
Hawaiian	14	170	346
Hispanic	7,982	75,330	169,842
Asian	1,877	57,293	114,636
Multiracial	98	2,038	5,126
Other	9	201	589

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,973	48,796	111,174
Occupied	2,768	45,630	103,963
Owner Occupied	1,521	29,239	70,687
Renter Occupied	1,247	16,391	33,276
Vacant	204	3,166	7,211

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,928	24,483	54,726
Ages 15 - 24	1,631	19,267	43,558
Ages 25 - 54	4,658	61,949	137,223
Ages 55 - 64	1,299	20,241	46,509
Ages 65+	1,488	28,488	64,316

Income	1 Mile	3 Miles	5 Miles
Median	\$93,563	\$99,913	\$106,887
Under \$15k	199	3,215	6,778
\$15k - \$25k	105	1,916	4,045
\$25k - \$35k	98	2,137	4,572
\$35k - \$50k	371	3,924	8,082
\$50k - \$75k	390	6,360	13,089
\$75k - \$100k	300	5,282	12,265
\$100k - \$150k	467	9,111	20,755
\$150k - \$200k	423	5,864	13,273
Over \$200k	417	7,821	21,103