



**± 48,508 SF | FOR LEASE**

**INDUSTRIAL WAREHOUSE**

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

FOR MORE INFORMATION, PLEASE CONTACT:

**CHARLES JOHNSON**

EVP | Principal

P: 562.695.7244

cjohnson@daumcre.com

CA License #01817294

**NOAH SAMARIN**

EVP | Principal

M: 714.812.1289

nsamarin@daumcre.com

CA License #01755814

BUILDING 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

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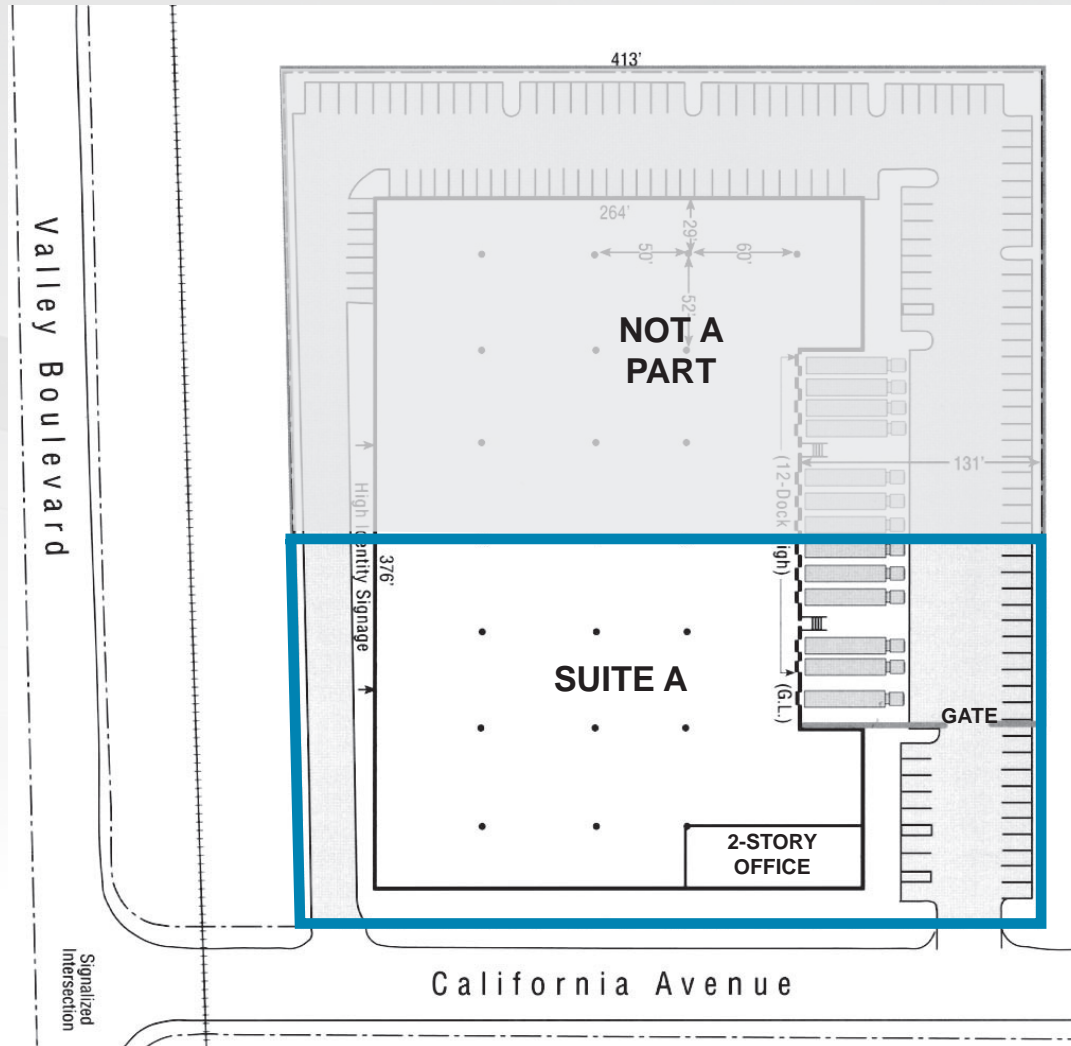
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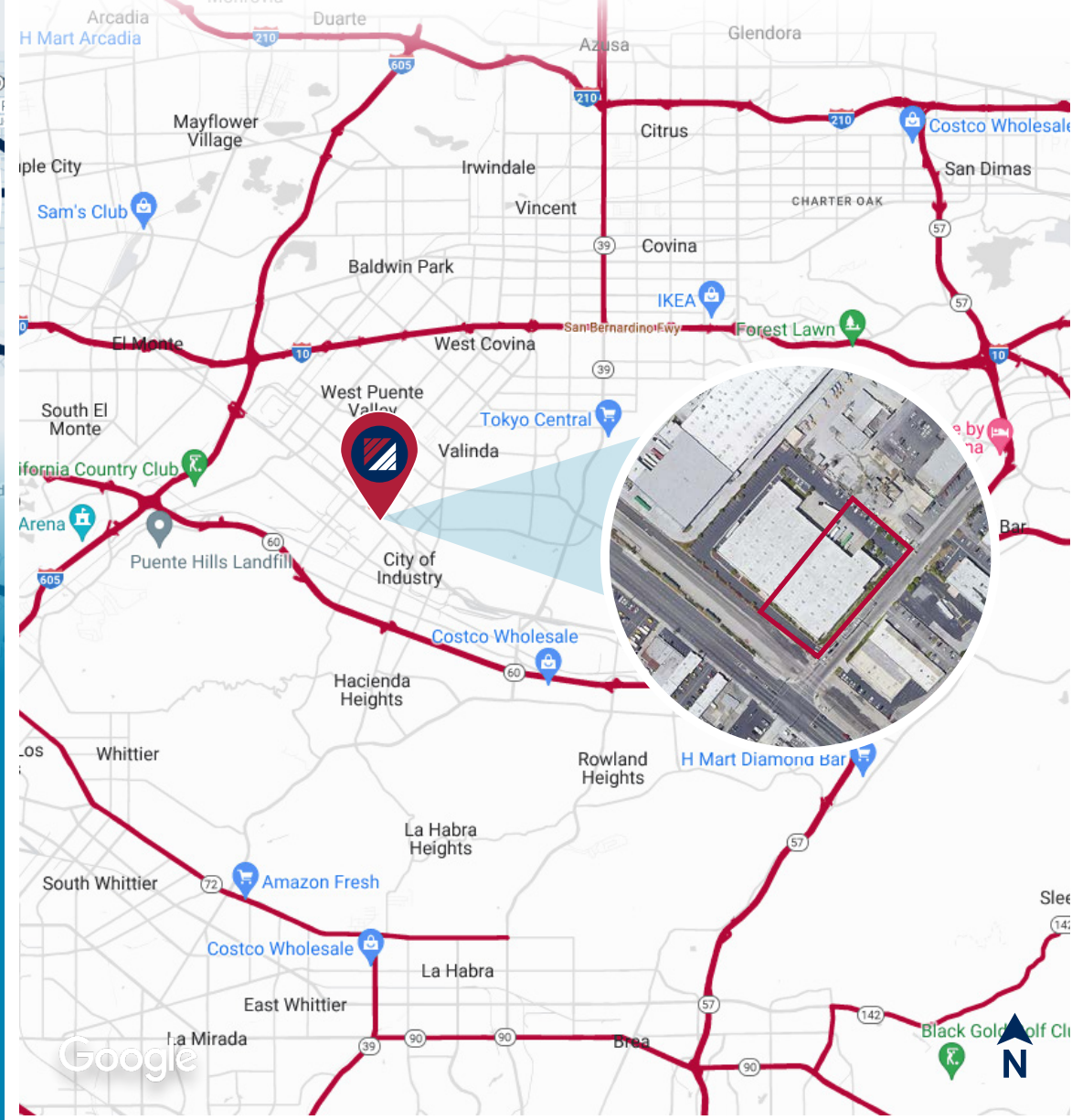
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**SITE PLAN**





## LOCATION

Zip	91744
Submarket	City of Industry
Submarket Cluster	San Gabriel Valley
Location Type	Suburban
Market	Los Angeles
County	Los Angeles
State	California
CBSA	El Centro, CA
DMA	LA-Long Beach-Glendale, CA
Country	United States

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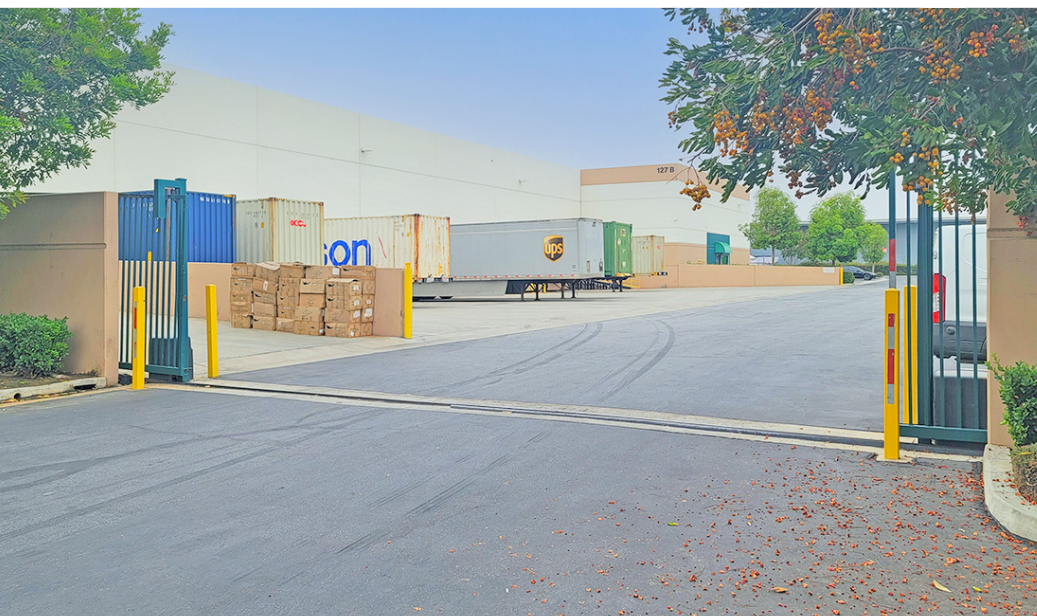
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LOCATION MAP





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PHOTOS

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



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