

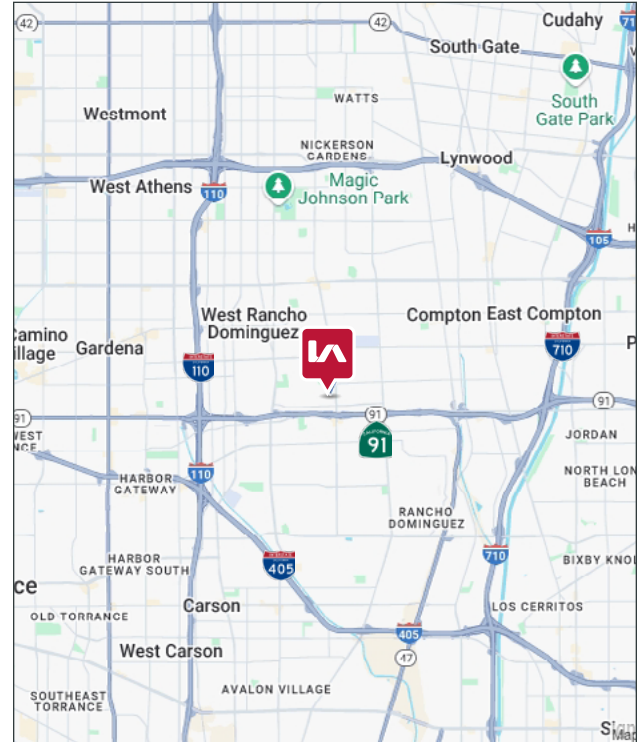


## PROPERTY FEATURES

**AVAILABLE** ±4,800 SF

**ZONING** CAML

- Common Area Maintenance Fee: \$0.08 / SF
- Fenced & Gated Multi-Tenant Industrial Park
- Professionally Managed & Maintained Business Park
- Easy Access to Parking
- Immediate Access to 91, 110 & 405 Freeways
- Recently Renovated Industrial/Flex Units
- 3D Matterport Virtual Tour Available to View



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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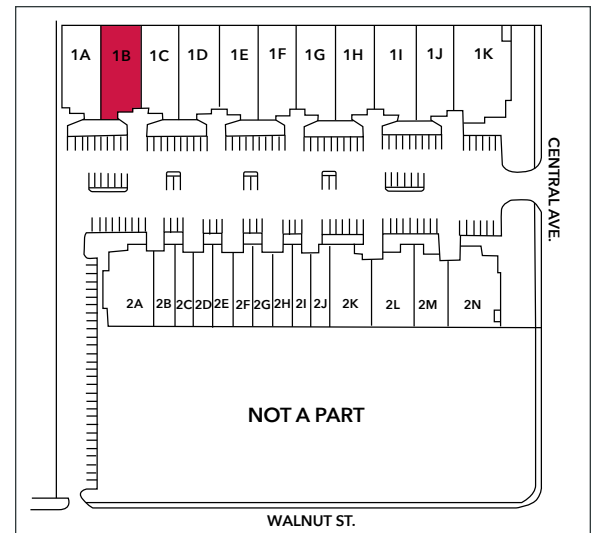
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## AVAILABLE SUITES

UNIT	SQ FT	RATE	DESCRIPTION	3D TOUR
17101 - 1B	±4,800 SF	\$1.00/SF Gross (\$4,800.00 / Month)	Available Now. 11' x 12' GL Door. 15' Clear Height. Reception, Private Office, Large Warehouse Area.	<b>VIRTUAL TOUR</b>

Pricing Note: Teaser Rate for Deals Signed Before December 1, 2026



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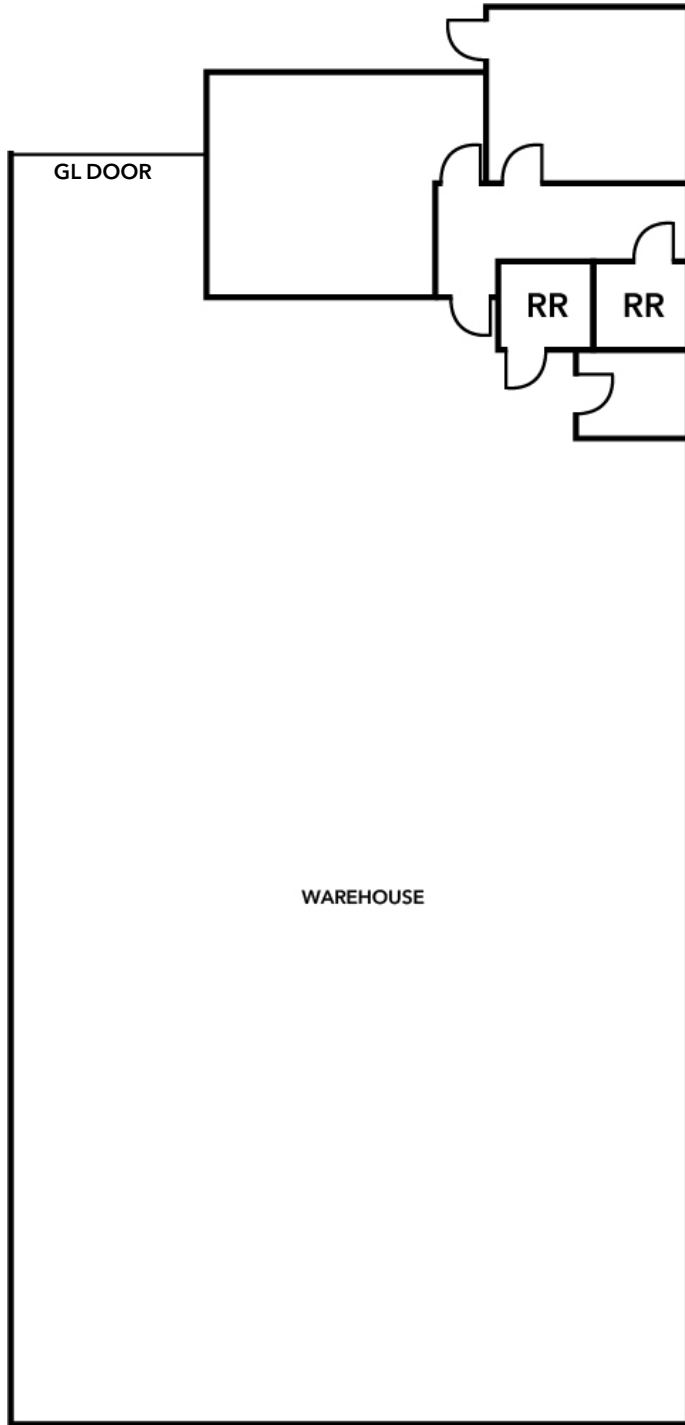
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17101 CENTRAL AVE - UNIT 1B- FLOOR PLAN  
(NOT DRAWN TO SCALE)



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