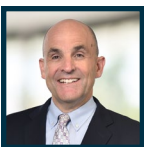


## PROPERTY DETAILS

- ±4,000 SF part of a Larger Building
- \$1.40 /SF Gross
- 3 Ground Level Doors
- 18' Clear Height
- 2 Bathrooms
- Zoning: M-1 ([Click for permitted uses](#))
- 200 Amps Power
- Minutes to 91, 710, & 105 Freeways
- Term: 3-5 Years

[Click Here to View Virtual Matterport Tour](#)

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



**Ron Mgrublian**  
Principal | DRE# 01902882  
P: +1(562)354-2537  
E: [rmgrublian@leelalb.com](mailto:rmgrublian@leelalb.com)

CONNECT WITH US ON OUR SOCIALS!



[www.lee-associates.com](http://www.lee-associates.com)



[@leeassociateslab](https://www.facebook.com/leeassociateslab)

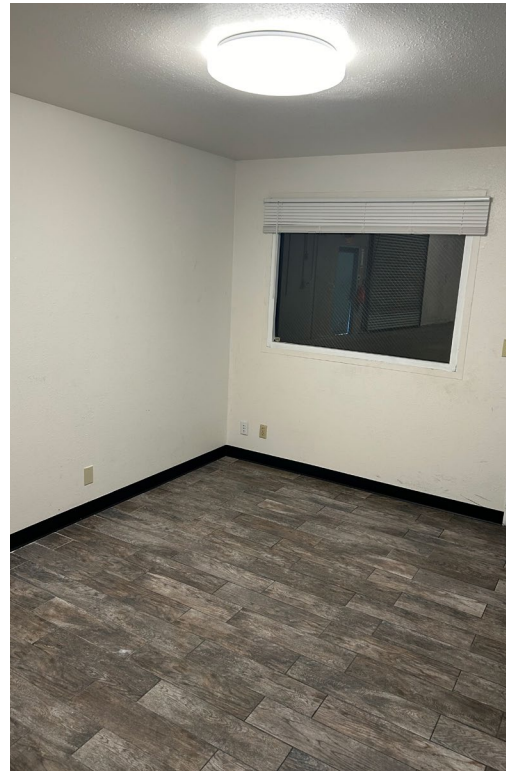


[@leeassociateslab](https://www.instagram.com/leeassociateslab)

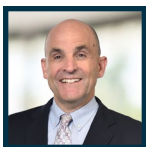


[@LeeAssociatesLA](https://twitter.com/leeassociatesLA)

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



**Ron Mgrublian**  
Principal | DRE# 01902882  
P: +1(562)354-2537  
E: rmgrublian@leelalb.com

CONNECT WITH US ON OUR SOCIALS!

 [www.lee-associates.com](http://www.lee-associates.com)  @leeassociateslab  
 @leeassociateslab  @LeeAssociatesLA

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.