

Available SF 6,725 SF

Industrial For Lease

Building Size 29,830 SF



Address: 11255 Woodruff Ave, Unit 2/3, Downey, CA 90241

Cross Streets: Woodruff Ave/Firestone Blvd

POL 29,830 SF Building
 Approx. 4 Blocks West of 605 Fwy
 1/2 Block South of Firestone Blvd
 Commercial Potential

Lease Rate/Mo: \$6,389
Lease Rate/SF: \$0.95
Lease Type: Gross
Available SF: 6,725 SF
Minimum SF: 6,725 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: M1-P

Sprinklered: No
Clear Height: 16'
GL Doors/Dim: 1 / 12'x14'
DH Doors/Dim: 0
A: 100 V: 240 O: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1973
Whse HVAC: Yes
Parking Spaces: 10 / Ratio: 1.5:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 2,036 SF / 4
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: MidCounties
APN#: 6284-004-016

Listing Company: Penta Pacific Properties
Agents: [Tim Hickok 562-908-6018](mailto:tim@pentapacific.com)
Listing #: 20906266
Notes:

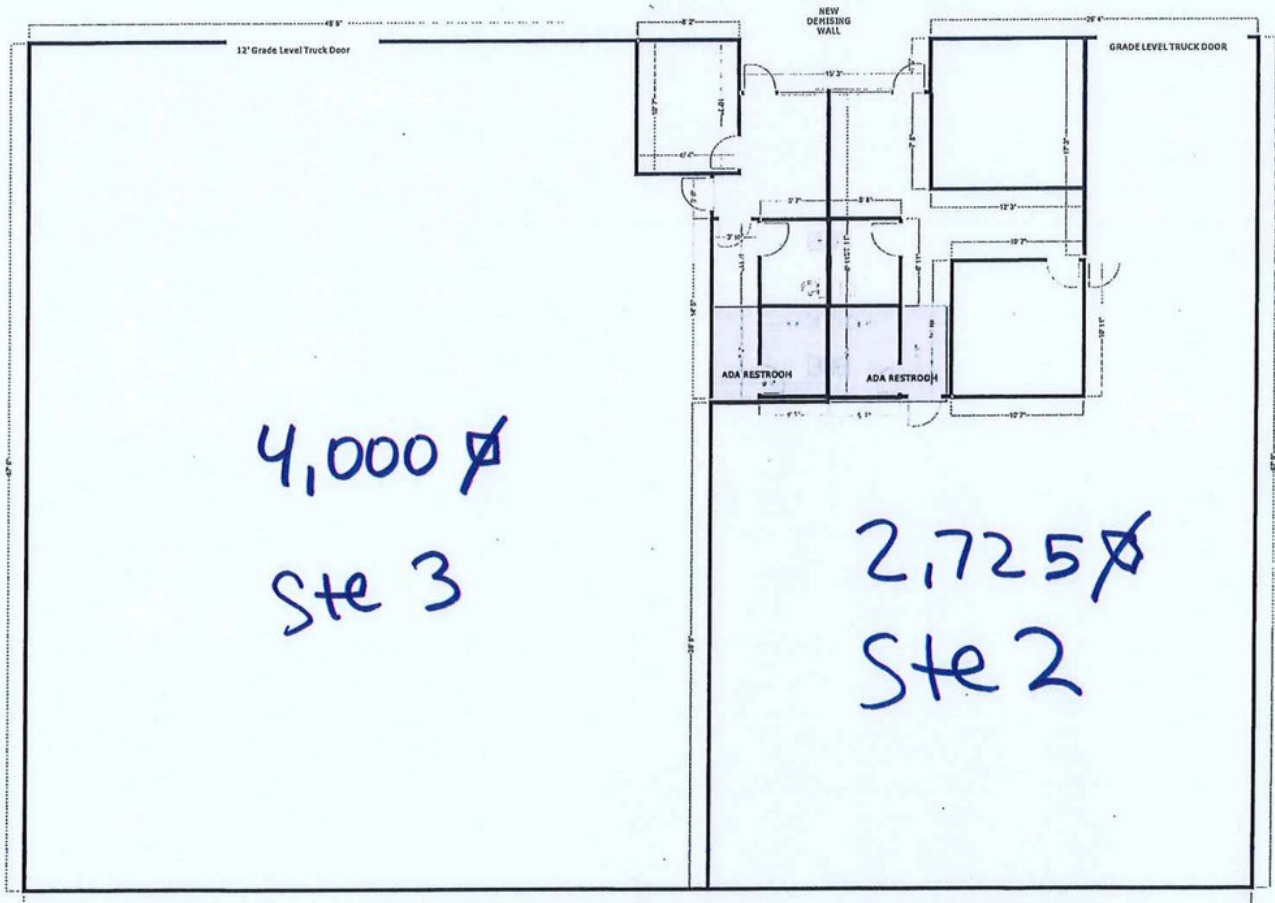
Listing Date: 03/15/2019

FTCF: CB250N000S000/A0AA

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