

Available SF 4,000 SF

Industrial For Lease

Building Size 4,000 SF



Address: 12311 Woodruff Ave, Downey, CA 90241
Cross Streets: Woodruff Ave/Imperial Hwy

Main Street Frontage – Only 20' from Street
 Free Standing Bldg w/ Front & Rear G.L.Doors
 Fenced Yard Area – 2,000 SF (50' x 40')
 2 Meters – 200 Amps 240V 3-Ph
 Near (605), (105) and (5) Fwys

Lease Rate/Mo: \$4,000
Lease Rate/SF: \$1.00
Lease Type: Gross
Available SF: 4,000 SF
Minimum SF: 4,000 SF
Prop Lot Size: 1.84 Ac / 80,318 SF
Term: 3-5 Years w/ Periodic COLA
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced
Zoning: M-1

Sprinklered: No
Clear Height: 12'
GL Doors/Dim: 2
DH Doors/Dim: 1 / 10' x 10'
A: 200 V: 240-240 O: 3 W: 4
Construction Type: Brick
Const Status/Year Blt: Existing / 1962
Whse HVAC: No
Parking Spaces: 8 / Ratio: 2.0:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 600 SF / 3
Restrooms: 2
Office HVAC: None
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 01/01/2019
Vacant: No
To Show: Call broker
Market/Submarket: MidCounties
APN#: 6283-013-025

Listing Company: Penta Pacific Properties
Agents: [Doug Wells 562-908-6012](mailto:doug@pentapacific.com)

Property/Listing: 477351/10804396

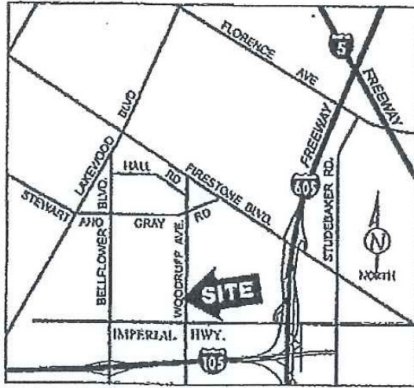
Listing Date: 11/14/2018

FTCF: CB250N000S000/A0AA

Notes: Occupied. Plus \$60.00/month for Water Usage. Double Security Deposit Required and Personal Guaranty. (See Reverse) Special Feature: Free Standing Building. [*New Listing* For Lease *Fenced Yard Area – 2,000 SF (50' x 40')*]

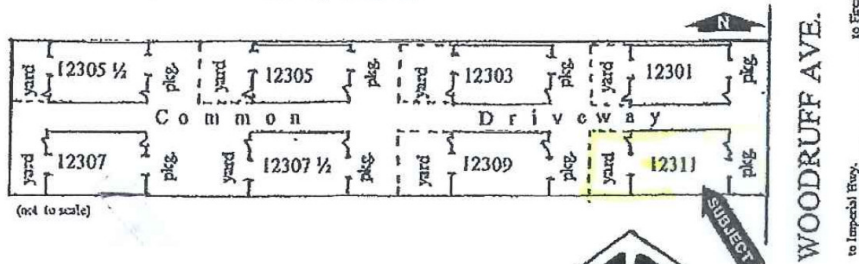
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WOODRUFF AVENUE INDUSTRIAL COMPLEX DOWNEY, CALIFORNIA

- Small freestanding buildings
- Fenced yard areas
- Two (2) ground level doors
- M1 zoning
- 2 restrooms per building
- Easy access to 605, 105, and 5 Pwys.
- 200 amp 240 volt 3 phase
(400 amp 480 volt 3 phase SOME buildings)
- Downey address



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