

Available SF 4,493 SF

Industrial Condo For Lease

Building Size 195,830 SF



Property Name: Cornerstone Commerce Center
Address: 9222 Hall Rd, Downey, CA 90241
Cross Streets: Woodruff Ave/Hall Rd

Multi-Tenant Building, Gated Park
 Warehouse / Distribution / Sprinklered / M2
 Professional Business Environment
 18' Clr., 12' x 14' Loading Door, Built in 2008
 Access to the 5/105/605 Fwy

Lease Rate/Mo: \$4,493
Lease Rate/SF: \$1.00
Lease Type: Modified Gross / Op. Ex: \$0.09
Available SF: 4,493 SF
Minimum SF: 4,493 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$5,667 / 2018
Yard: No
Zoning: M2

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 1 / 12' x 14'
DH Doors/Dim: 0
A: 200 V: 120-208 O: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 2008
Whse HVAC: No
Parking Spaces: 4 / Ratio: 0.9:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 550 SF / 2
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 01/21/2020
Vacant: No
To Show: Call broker
Market/Submarket: MidCounties
APN#: 6284-019-029

Listing Company: Penta Pacific Properties

Agents: [Douglas Wells 562-908-6012](mailto:douglas.wells@pentapacific.com)

Listing #: 23650309

Listing Date: 08/29/2019

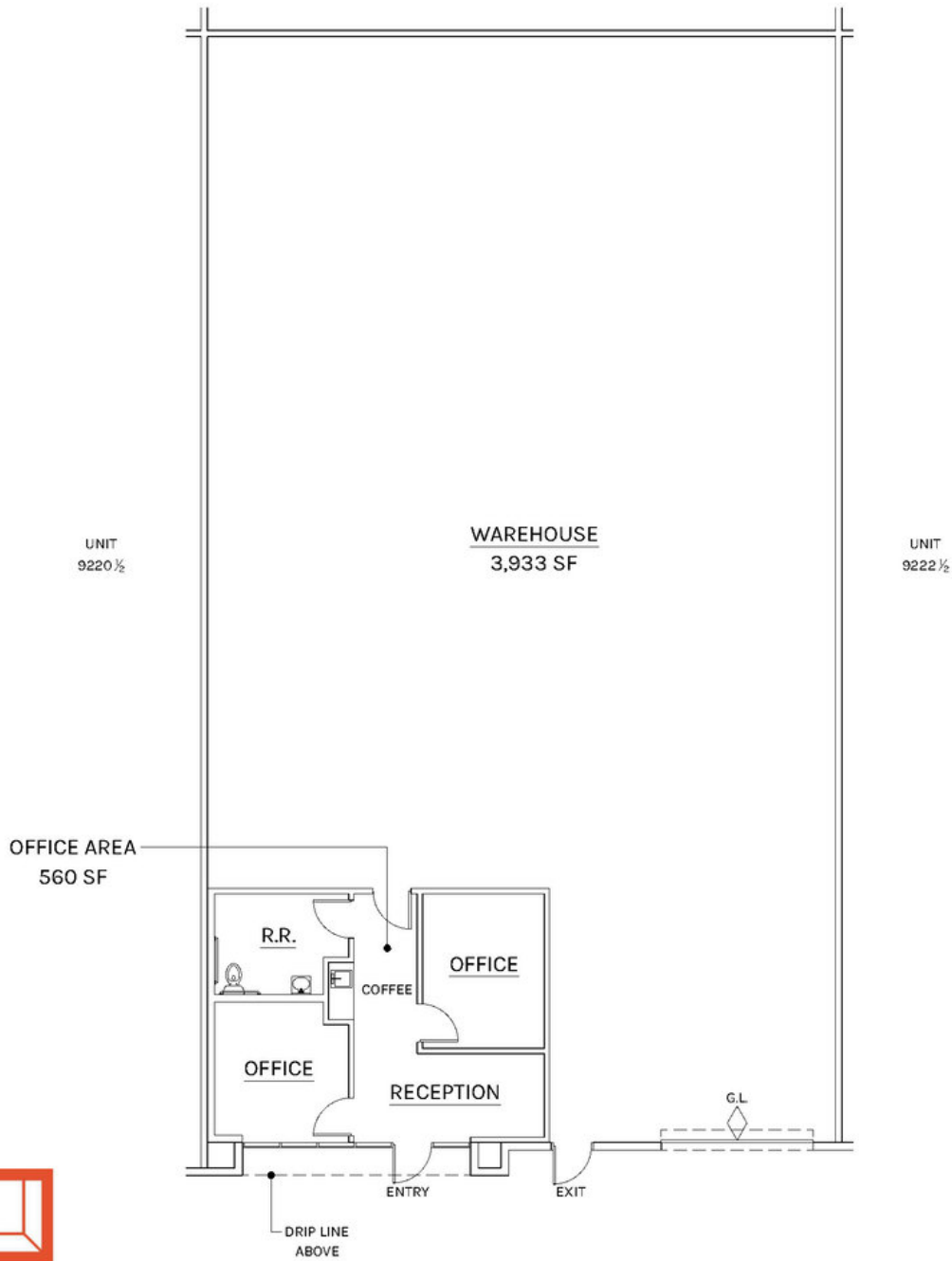
FTCF: CB250N000S000/A0AA

Notes: Base Rent \$4,493/mo. (\$1.00) + CAM \$405/mo. (\$0.09) = Total mo. rent \$4,898/mo. (\$1.09). (See Reverse.) DRE Lic. #915372 (DW) and #346517 (PPP).



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PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.