



**Available SF: 4,493**

**Total Building SF: 196,076**



**Address:** 9220-9268 Hall Rd, Unit 9240 1/2, Downey, CA 90241-5308  
**Cross Streets:** Hall Rd / Woodruff Ave  
**Park Name:** Cornerstone Commerce Centre

**Professional Business Environment  
 Newly Constructed in 2008, Security Gated  
 12' x 14' Loading Door, Well Appointed Offices  
 18' Minimum Warehouse Clearance / Sprinklered / M2 Zoned  
 Quick Access to the 5, 605 and 105 Fwys**

**Lease Rate/Mo:** \$3,819  
**Lease Rate/SF:** \$0.85  
**Lease Type:** Gross  
**Terms:** 3 Years  
**Price/SF:** --  
**Sale Price:** --  
**Taxes:** \$5,390, 2016  
**Available SF:** 4,493  
**Minimum SF:** 4,493  
**Prop Lot Size:** POL  
**Yard:** No  
**Zoning:** M2

**Construction Type:** Tilt-up  
**Const Status/Year Blt:** EXIST / 2008  
**Sprinklered:** Yes  
**Ground Lvl Drs/Dim:** 1 / 12x14  
**Dock High/Dim:** 0 / --  
**Clear Height:** 18  
**Heat/Cool:** None  
**Roof Type:** Lam Glu WB  
**A: 200 V: 120/208 Ø: 3 W: 4**  
**Parking Spaces: 4 / Bldg Ratio: 1:1**  
**Rail Service:** No  
**Specific Use:** WHSE- Distribution

**Office SF / #:** 550 / 2  
**Restrooms:** 1  
**Office Air:** Yes      **Office Heat:** Yes  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 12/01/17  
**To Show:** Call Agent  
**Region:** MidCounties  
**Thomas Guide:** 706-C6  
**APN#:** 6284-019-025

**Listing Company:** Penta Pacific Properties - Santa Fe Springs (562) 699-1922

**Agents:** Douglas Wells (562) 908-6012x

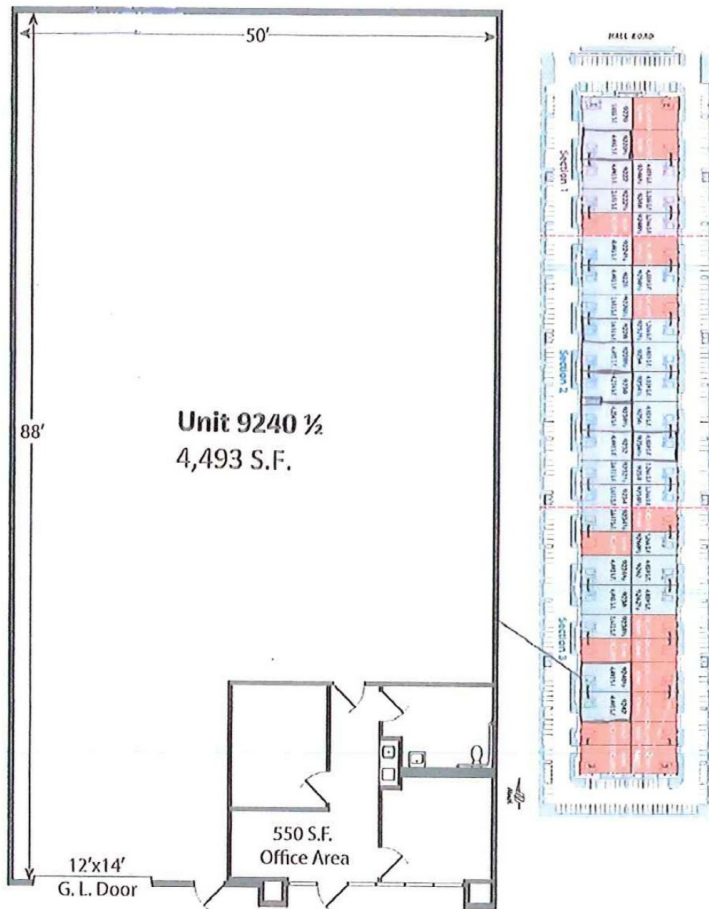
**Property/Listing/Ste #:** 1803018/1922360/3054542

**Listing Date:** 08/02/2017

**FTCF:** CB250Y200S000/AOAA

**Notes:** Base rent of \$3,819/mo. (.85) + CAM of \$405/mo. (.09) = Total monthly rent of \$4,224/mo. (.94). Annual 3% bump. Double Security Deposit. Personal Guaranty. (See Reverse).

**Cornerstone Commerce Centre**  
 9220-9268½ Hall Rd., Downey, California 90241



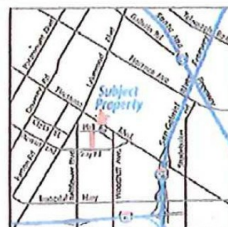
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**Rexford Industrial**  
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