



Available SF: 4,059

Total Building SF: 196,076



Address: 9220-9268 Hall Rd, Unit 9246-1/2, Downey, CA 90241-5308
Cross Streets: Hall Rd / Woodruff Ave
Park Name: Cornerstone Commerce Centre

**Prep Area / Lab Area / Floor Drain
 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: \$3,450
Lease Rate/SF: \$0.85
Lease Type: Gross
Terms: 3 Years
Price/SF: --
Sale Price: --
Taxes: \$5,207, 2016
Available SF: 4,059
Minimum SF: 4,059
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: 07/01/17
To Show: Call Agent
Region: MidCounties
Thomas Guide: 706-C6
APN#: 6284-019-060

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

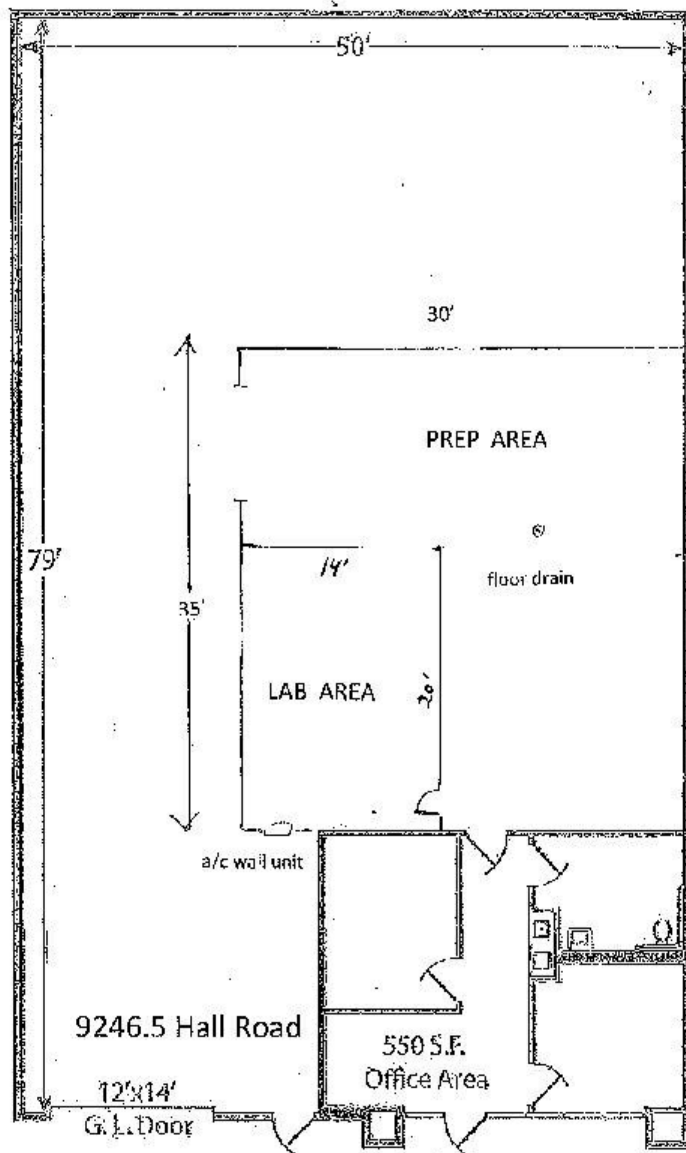
Agents: Douglas Wells (562) 908-6012x

Property/Listing/Ste #: 1803018/1887773/2982865

Listing Date: 06/06/2017

FTCF: CB250Y200S000/AOAA

Notes: Base rent of \$3,450/mo. (.85) + CAM of \$366/mo. (.09) = Total monthly rent of \$3,816/mo. (.94). Annual 3% bump. Double Security Deposit. Personal Guaranty. (See Reverse). Prep area and/or lab area may be removed.



This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.