

Available SF 4,059 SF

Industrial Condo For Lease

Building Size 195,830 SF



**Property Name:** Cornerstone Commerce Center  
**Address:** 9254 Hall Rd, Downey, CA 90241  
**Cross Streets:** Woodruff Ave/Hall Rd

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

**Lease Rate/Mo:** \$4,059  
**Lease Rate/SF:** \$1.00  
**Lease Type:** Modified Gross / Op. Ex: \$0.09  
**Available SF:** 4,059 SF  
**Minimum SF:** 4,059 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: 1.0:1**  
**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 #:** 23650315

**Listing Date:** 08/29/2019

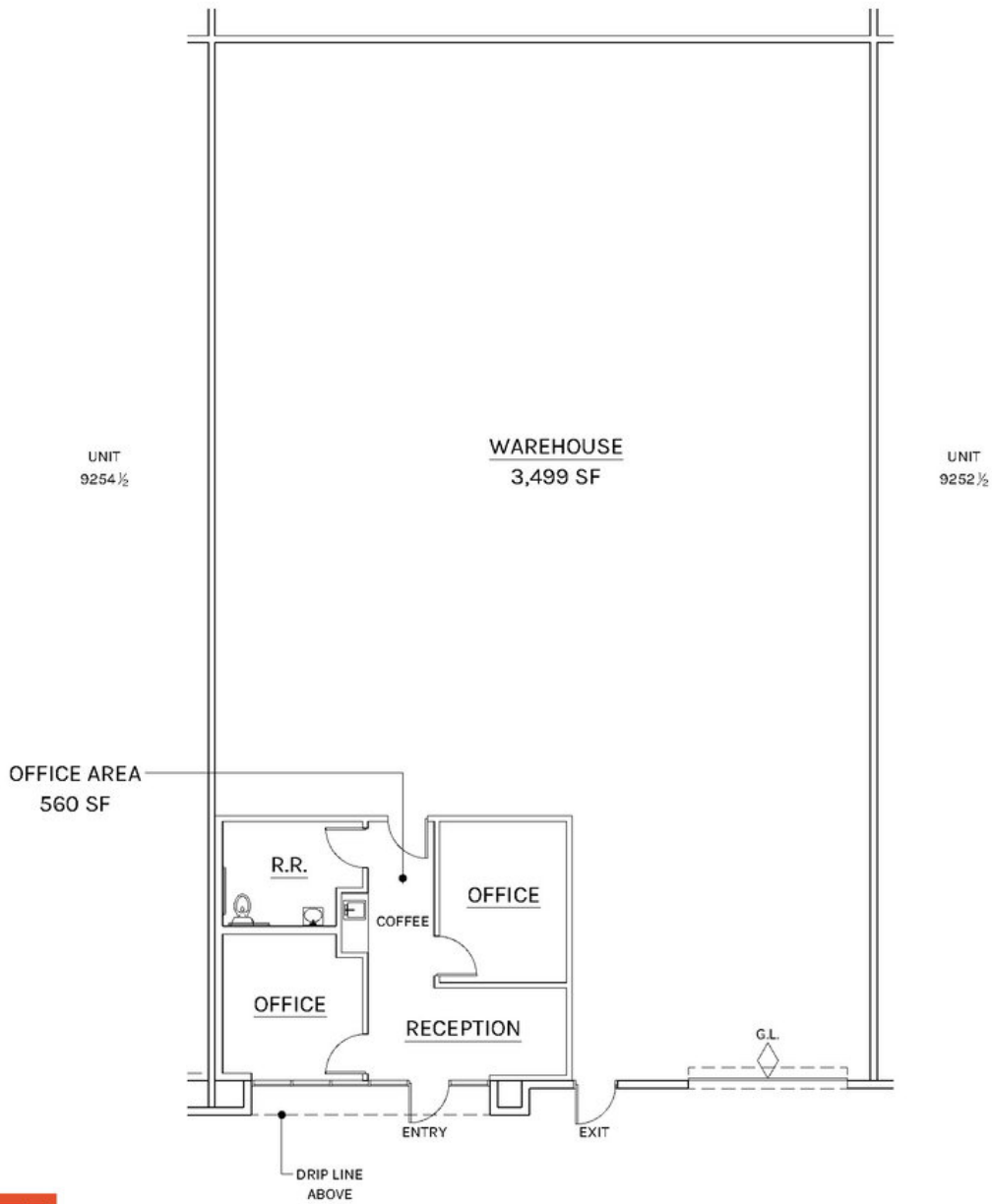
**FTCF:** CB250N000S000/A0AA

**Notes:** Base rent of \$4,059 (1.00) + CAM of \$366/mo. (.09) = Total monthly rent of \$4,425/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.