

Available SF 17,071 SF

Industrial For Lease

Building Size 28,341 SF



Address: 850 S Lawson St, Industry, CA 91748
Cross Streets: S Lawson St/Courtney Ct

Great Location
 22 Ft Ceiling Clearance
 1 Large Roll-Up Door
 Extra Storage In Back
 2,000 AMPS (Tenant/Broker to Verfy)

Lease Rate/Mo: \$24,753
Lease Rate/SF: \$1.45
Lease Type: NNN / Op. Ex: \$0.22
Available SF: 17,071 SF
Minimum SF: 17,071 SF
Prop Lot Size: POL
Term: 3-5 Years with Adjustments
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$42,154
Yard: Paved
Zoning: M

Sprinklered: No
Clear Height: 22'
GL Doors/Dim: 1
DH Doors/Dim: 0
A: 2000 V: 480 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1983
Whse HVAC: No
Parking Spaces: 24 / Ratio: 1.4:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 5,300 SF
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 01/01/2023
Vacant: No
To Show: Call broker
Market/Submarket: Industry
APN#: 8264-002-023

Listing Company: Daum Commercial
Agents: [Kurt Yacko 562-695-7244](mailto:kurt.yacko@daumcommercial.com), [David Freitag 213-270-2235](mailto:David.Freitag@daumcommercial.com)
Listing #: 31952866
Notes: Monthly operating expenses \$3,834.32.

Listing Date: 08/08/2022

FTCF: AP300N000S000



PROPERTY DESCRIPTION

Industrial Building for Lease

PROPERTY HIGHLIGHTS

- 22ft ceiling
- 1 large Roll-Up door
- Extra Storage in Back
- 2,000amps (tenant/broker to verify)
- Central City of Industry location
- 3-5 year Term
- Net Expenses \$0.224 (\$3,834.32 monthly)
- January 1, 2023 Occupancy
- Advance Notice to tour
- Excellent Manufacturing Facility

OFFERING SUMMARY

| | |
|----------------|------------------------|
| Lease Rate: | \$1.45 per month (NNN) |
| Available SF: | 17,071 SF |
| Building Size: | 28,341 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|-----------|
| Total Households | 2,635 | 39,359 | 91,205 |
| Total Population | 11,365 | 136,036 | 312,885 |
| Average HH Income | \$82,865 | \$92,456 | \$103,679 |

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