

RARE LYNWOOD INDUSTRIAL SPACE



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INVESTMENT HIGHLIGHTS



Base Rent: \$1.25 SF/M

Est. NNN: \$0.46 SF/M - Plus allocated amount for garbage, water, sewer + storm

1,968 SF | CBA #: 44811990

2,941 SF | CBA #: 44812280

4,909 SF | CBA #: 44812289

Rare industrial opportunity in Lynwood!

2,491 sqft available with 16ft ceiling height, 10 foot roll up door, private bathroom, private entrance, small office and dedicated parking. Adjacent space also available if you need additional space. Adjacent space is 1,968 sqft creating 4,909 sqft. NNN currently \$0.46 tenants pay allocated portion of garbage, water, sewer and storm.

Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.