



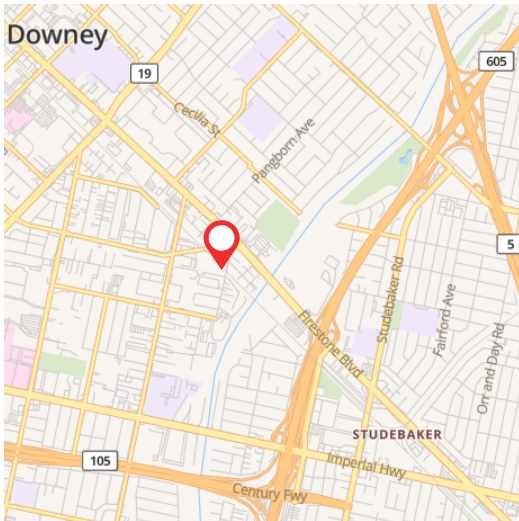
13,891 SF CLASS A - INDUSTRIAL FOR LEASE

9878 FIRESTONE BLVD.
DOWNEY, CA 90241

\$1.27 NET

- \$0.42 Net Expenses
- 1,109 SF Ground Floor Office
- 1,466 SF Mez Storage included in total SF
- 3.50% Base Rent Increases
- 5 yr Minimum Term

LISTING FEATURES



- 43 Exclusive & Reserved Car Parking (41 standard & 2 handicap)
- 24' Clear
- Built in 1999
- Dock & Ground Level Loading - Overnight 60' Concrete Truckwell
- Net to Gross Includes Taxes, Insurance, CAM & Security
- .45/3000 Sprinklers w/ Smoke Vents; 400 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity
- Natural Gas Stubbed; 2" Heavy Duty Water Service
- Experienced Landlord w/ Additional Buildings for Expansion
- Excellent Freeway Access
- Live Video Surveillance Monitoring & Gated Park
- Secured Side Yard
- Immediate Occupancy

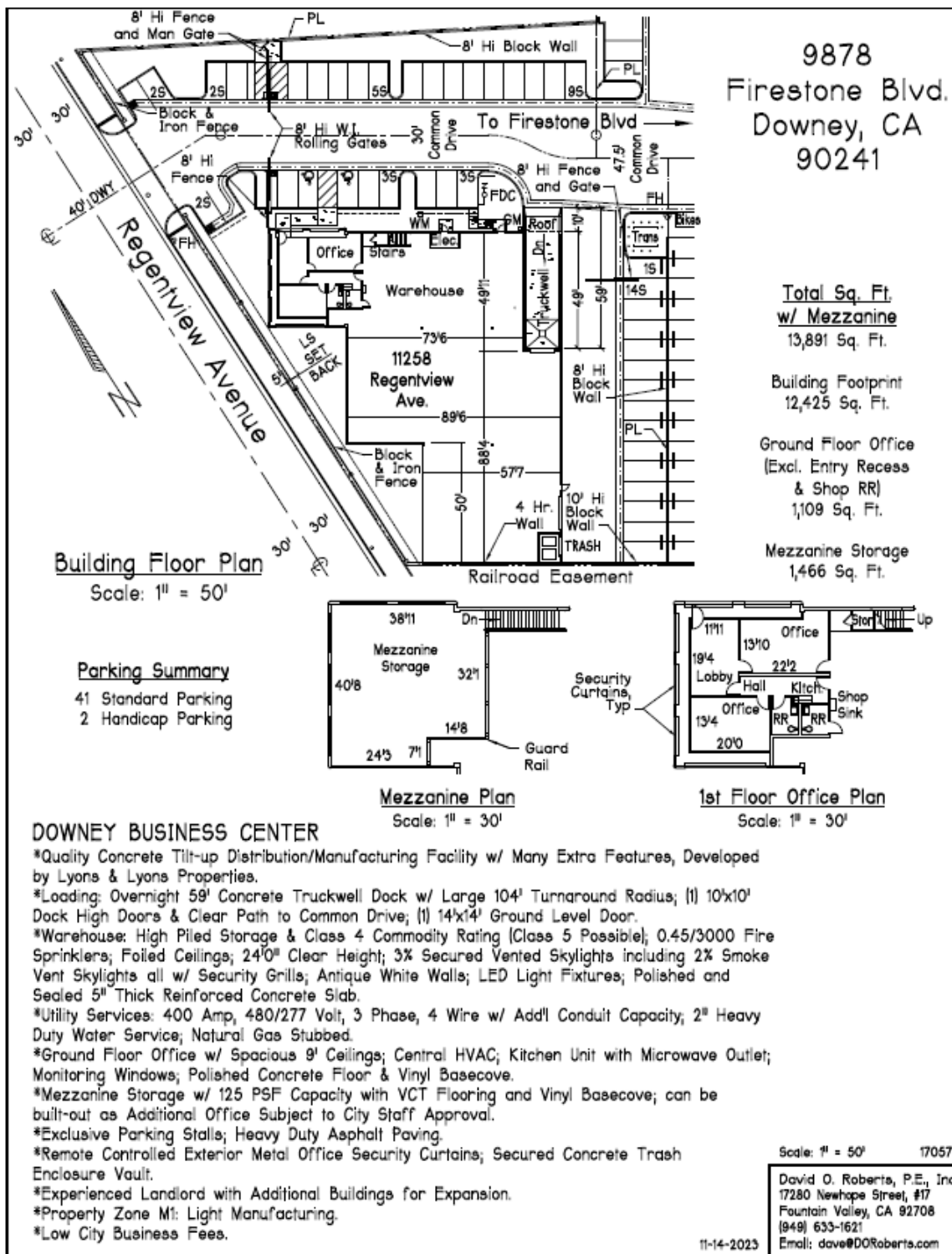
LYONS & LYONS PROPERTIES
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RECENT PARK UPGRADES

- New serene/colorful lush landscaping with seasonal changes
- Drought tolerant plants (hybrid tropical/desert plants)
- New irrigation systems for landscaping
- New white roofs - better for keeping warehouse cool
- New curb mounted smoke hatch vented skylights
- New roll down doors to enclose truck docks
- Electric and manual roll down gates for exterior of glass storefronts
- New HVAC units
- New exterior power pack lighting
- New security cameras & AI monitoring system
- Two entrance gates secure park during off hours

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