



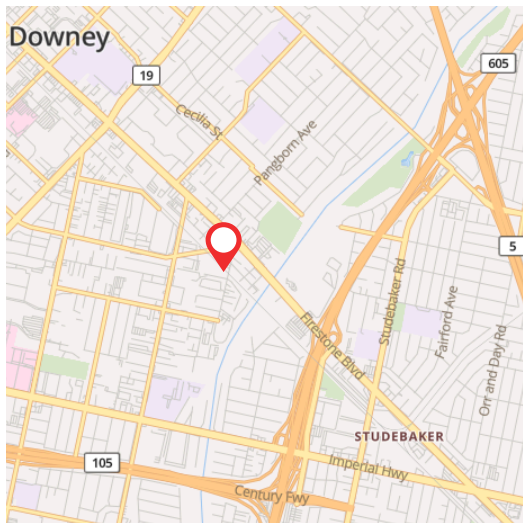
10,293 SF CLASS A - INDUSTRIAL FOR LEASE

9848 FIRESTONE BLVD.
DOWNEY, CA 90241

\$1.49 NET

- \$0.31 Net Expenses
- 1,160 SF Ground Floor Office
- 1,277 SF Mez Storage included in total SF
- 3.50% Base Rent Increases
- 5 yr Minimum Term

LISTING FEATURES



- 22 Exclusive & Reserved Car Parking (21 standard & 1 handicap)
- 24' Clear
- Built in 1999
- Dock & Ground Level Loading - Overnight 60' Concrete Truckwell
- Net Expenses Include Taxes, Insurance, & CAM
- .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
- 90 day Occupancy

LYONS & LYONS PROPERTIES
Chuckie Lyons - Broker Lic. 00625110
Colin O'Brien - Broker Lic. 02145353



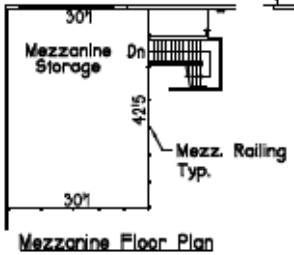
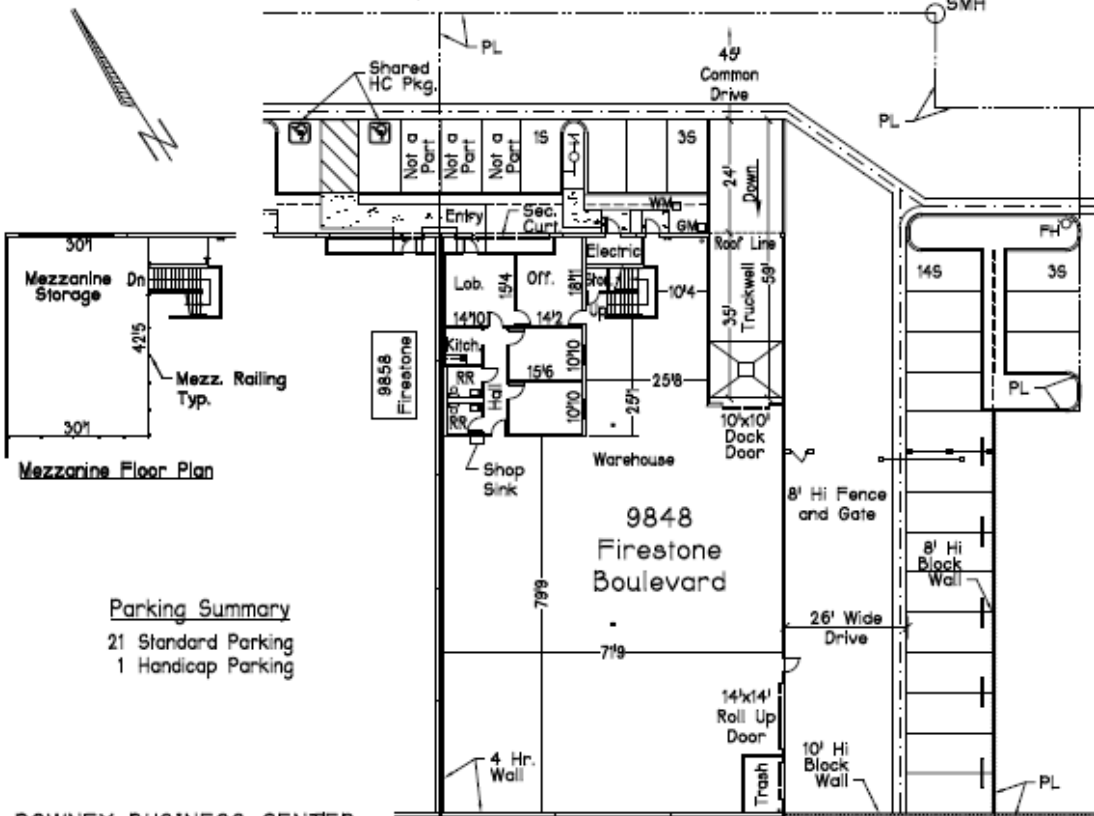
(310) 414-4500
 chuckie@lyonsandlyons.net
 colin@lyonsandlyons.net

WWW.LYONSANDLYONS.NET
 880 Apollo Street, Suite 227
 El Segundo, CA 90245

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

9848 Firestone Blvd.
Downey, California 90241

**RECENT PARK
UPGRADES**



Parking Summary
21 Standard Parking
1 Handicap Parking

- 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

DOWNEY BUSINESS CENTER

*Quality Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Features, Developed by Lyons & Lyons Properties.
 *Loading: Overnight 59' Concrete Truckwell Dock w/ Large 104' Turnaround Radius; (1) 10'x10' Dock High Door & Clear Path to Common Drive; (1) 14'x14' Ground Level Door.
 *Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); .45/3000 Fire Sprinklers; Foiled Ceilings; 24'0" Clear Height; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; Skylights w/ Security Grilles; Antique White Walls; Fluorescent Light Fixtures; Polished and Sealed 5" Thick Reinforced Concrete Slab.
 *Utility Services: 400 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity; 2" Heavy Duty Water Service; Natural Gas Stubbed.
 *Ground Floor Office w/ Spacious 9' Ceilings; Central HVAC; Kitchen Unit with Microwave Outlet; Monitoring Windows; Polished Concrete Floor & Vinyl Basecove.
 *Mezzanine Storage w/ 125 PSF Capacity; VCT Floor & Vinyl Basecove; Can be built-out as Additional Office Subject to City Staff Approval.
 *Exclusive Parking Stalls; Heavy Duty Asphalt Paving.
 *Remote Controlled Exterior Metal Office Security Curtains; Secured Concrete Trash Enclosure Vault.
 *Experienced Landlord with Additional Buildings for Expansion.
 *Property Zone M: Light Manufacturing.
 *Low City Business Fees.

**Total Sq. Ft.
w/ Mezzanine**
10,293 Sq. Ft.

Building Footprint
9,016 Sq. Ft.

**Ground Floor Office
(Excl. Entry Recess
& Shop RR)**
1,160 Sq. Ft.

Mezzanine Storage
1,277 Sq. Ft.

Scale: 1" = 30' 17057

David O. Roberts, P.E., Inc.
17280 Newhope Street, #17
Fountain Valley, CA 92708
(949) 633-1621
Email: dave@DORoberts.com

3-30-2022

LYONS & LYONS PROPERTIES
Chuckie Lyons - Broker Lic. 00625110
Colin O'Brien - Broker Lic. 02145353



(310) 414-4500
chuckie@lyonsandlyons.net
colin@lyonsandlyons.net

WWW.LYONSANDLYONS.NET
880 Apollo Street, Suite 227
El Segundo, CA 90245