



Available SF 4,493 SF

Industrial Condo For Lease

Building Size 196,076 SF



**Property Name:** Cornerstone Commerce Center  
**Address:** 9226 Hall Rd, Downey, CA 90241  
**Cross Streets:** Woodruff Ave/Hall Rd

Multi-Tenant Building, Gated Park/M2 Zoned  
Warehouse/Distribution/Sprinklered  
Professional Business Environment  
18' Clr/12' x 14' GL Loading Door  
Access to 5/105/605 Fwys

**Lease Rate/Mo:** \$7,189  
**Lease Rate/SF:** \$1.60  
**Lease Type:** Modified Gross / Op. Ex: \$0.11  
**Available SF:** 4,493 SF  
**Minimum SF:** 4,493 SF  
**Prop Lot Size:** POL  
**Term:** 3-5 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$6,278 / 2022  
**Yard:** No  
**Zoning:** M2  
  
**Listing #:** 33859836

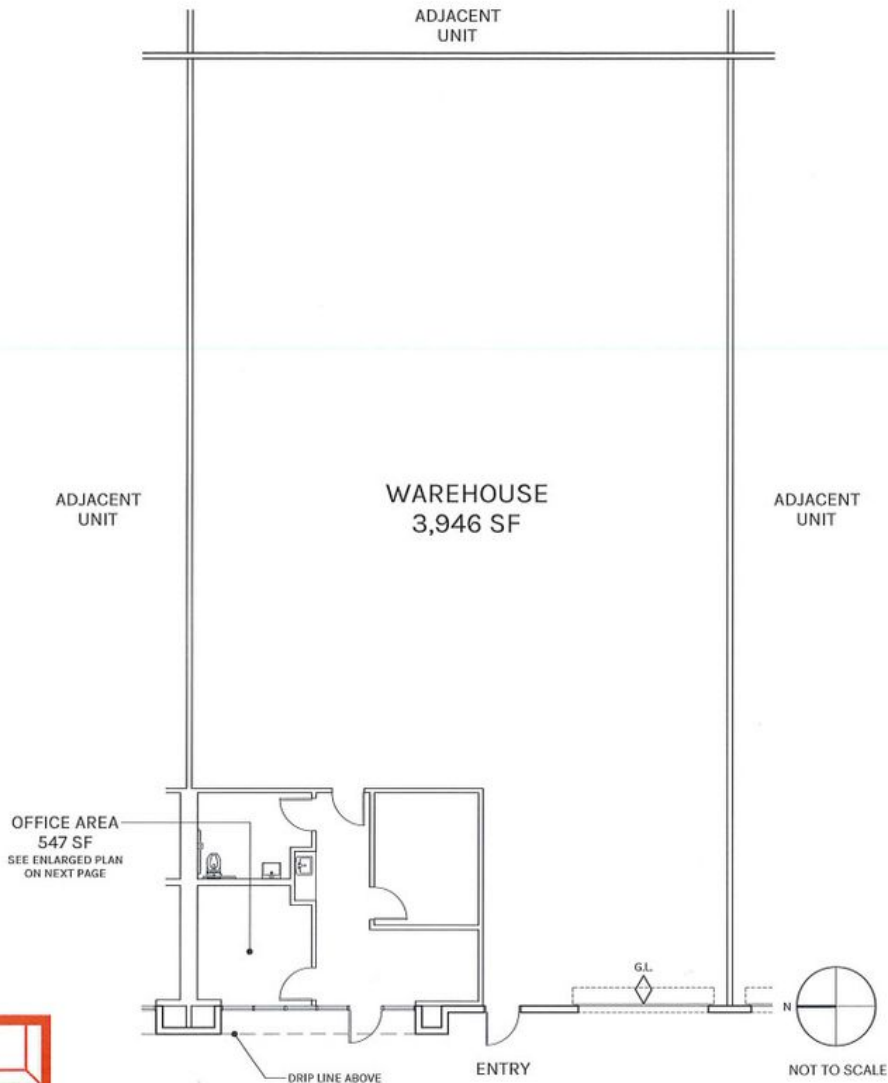
**Sprinklered:** Yes  
**Clear Height:** 18'  
**GL Doors/Dim:** 1 / 12' X 14'  
**DH Doors/Dim:** 0  
**A: 200 V: 120/208 O: 3 W: 4**  
**Construction Type:** Tiltwall  
**Const Status/Year Blt:** Existing / 2008  
  
**Whse HVAC:**  
**Parking Spaces:** 4 / **Ratio:** 0.9:1/  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution  
  
**Listing Date:** 02/23/2023

**Office SF / #:** 547 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:** 04/01/2023  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** MidCounties  
**APN#:** 6284019019



**9226 Hall Road  
Downey**

OVERALL FLOOR PLAN  
4,493 SF



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.