



Available SF 3,613 SF

Industrial Condo For Lease

Building Size 196,076 SF



Property Name: Cornerstone Commerce Center
Address: 9228 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., / 10' x 14' GL Loading Door / Built in 2008
Access to 5 / 105 / 605 Fwys

Lease Rate/Mo: \$5,781
Lease Rate/SF: \$1.60
Lease Type: Modified Gross / Op. Ex: \$0.11
Available SF: 3,613 SF
Minimum SF: 3,613 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$5,411 / 2022
Yard: No
Zoning: M2

Listing #: 33110218

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 1 / 10x14
DH Doors/Dim: 0
A: 200 V: 120/208 O: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 2008

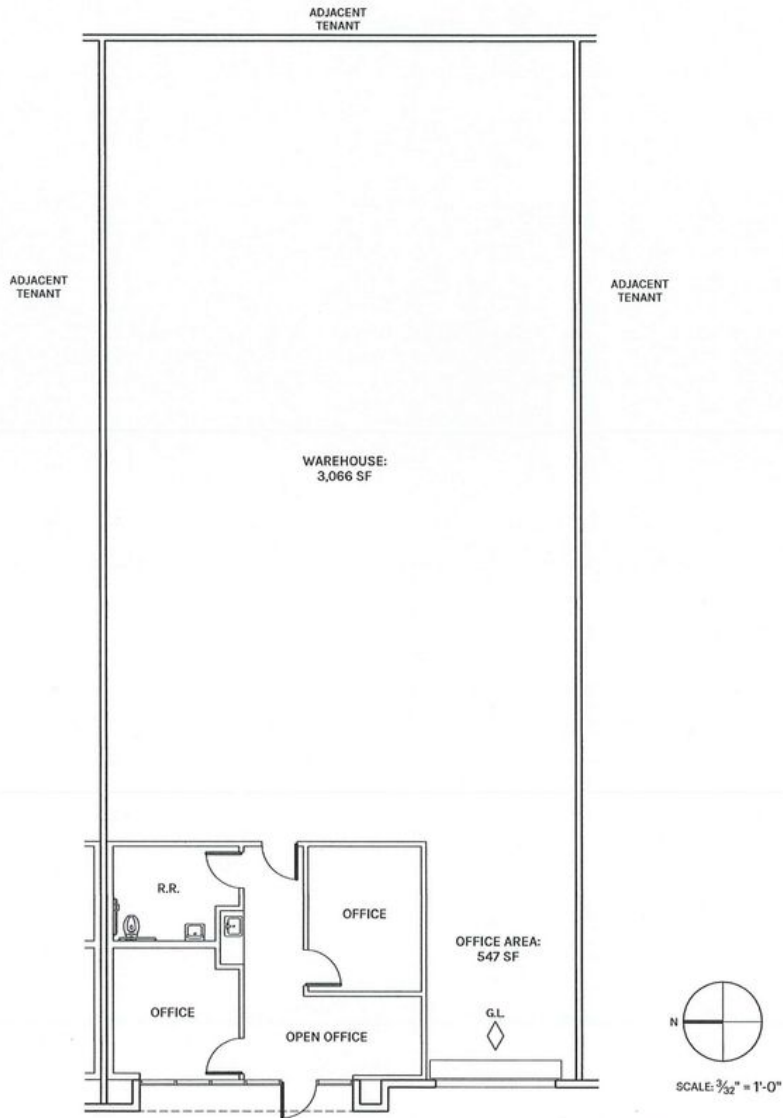
Whse HVAC:
Parking Spaces: 3 / Ratio: 0.8:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Listing Date: 11/17/2022

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: 02/01/2023
Vacant: No
To Show: Call broker
Market/Submarket: MidCounties
APN#: 6284019019



**9228 Hall Rd.,
Downey** OVERALL FLOOR PLAN
3,613 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.