



Penta Pacific Properties

9500 Norwalk Blvd, Santa Fe Springs, CA 90670 | 562-699-1922

Available SF 8,000 SF

Industrial For Lease

Building Size 8,000 SF



Address: 12307-12307.5 Woodruff Ave, Downey, CA 90241

Cross Streets: Woodruff Ave/Imperial Hwy

Free Standing Block Buildings
Yard Area (50' x 40')
Four (4) Ground Level Loading Doors
Near (605), (105) and (5) Fwys

Lease Rate/Mo: \$11,920
Lease Rate/SF: \$1.49
Lease Type: Gross / Op. Ex: \$0.15
Available SF: 8,000 SF
Minimum SF: 8,000 SF
Prop Lot Size: POL
Term: 3 - 5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced/Paved
Zoning: M1

Listing #: 31739713

Sprinklered: No
Clear Height: 12'
GL Doors/Dim: 4
DH Doors/Dim: 0
A: 200 V: 240 O: 3 W:
Construction Type: Brick
Const Status/Year Blt: Existing / 1962

Whse HVAC: No
Parking Spaces: 8 / **Ratio:** 1.0:1/
Rail Service: No
Specific Use: Light Industrial

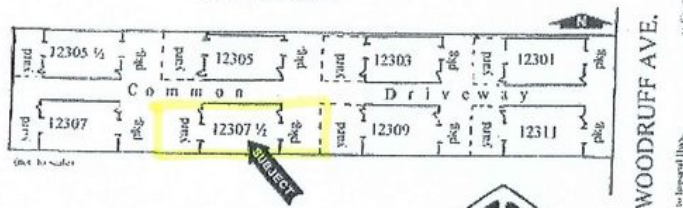
Listing Date: 07/12/2022

Office SF / #: 800 SF
Restrooms:
Office HVAC: None
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 08/01/2022
Vacant: Yes
To Show: Call broker
Market/Submarket: MidCounties
APN#: 6283013025



**WOODRUFF AVENUE INDUSTRIAL COMPLEX
DOWNEY, CALIFORNIA**

- Small freestanding buildings
- Fenced yard areas
- Two (2) ground level doors
- M1 zoning
- 2 restrooms per building
- Easy access to 605, 105, and 5 Fwys.
- 200 amp 240 volt 3 phase
(400 amp 480 volt 3 phase SOME buildings)
- Downey address



For further information contact:
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