

# Industrial For Lease

Available SF: 5,928

Total Building SF: 5,928



**Address:** 19909 Harrison Ave, Industry, CA 91789

**Cross Streets:** Fairway and Valley

**Park Name:** Harrison Avenue Centre

Great Rare Smaller Unit With Dock  
High Image Newer Construction  
Approximately 5,928 SF Total  
Approximately 854 SF Of Office  
1 Dock High And 1 Ground Level Loading Positions

**Lease Rate/SF:** \$1.330

**Lease Type:** Gross

**Price/SF:** \$0.000

**Available SF:** 5,928

**Const Sts/Yr Blt:** Existing /2003

**Region:** LA East

**Zoning:** LCM1

**Grd Lvl Drs / Dim:** 1

**Sprinklered:** Yes

**Finished Ofc Mezz:** SF:

**Include In Avail:**

**Rail Service:** No

**Listing Company:** Lee & Associates - Industry, Inc.

**Agents:** Ben Fukukura 562.568.2040; Michael Lee 562.568.2018

**Property ID/Listing #:** AIR Use Only

**Lease Rate/Month:** \$7,884

**Terms:** 3-5 years

**Sale Price:** \$0

**Roof Type:**Laminated/GLU Wood Beam

**Construction Type:**Tilt-up

**Specific Use:** Flex/R&D

**Lot Size SF:**

**Dock High / Dim:** 1

**Yard:** No

**Unfin Ofc Mezz:** No SF:

**Include In Avail:**

**Heat/Cool:** Unknown

**Taxes:** /Yr.

**Possession:**30 Days

**Minimum SF:** 5,928

**Prkg Ratio:** 1.3 :1/Spaces:9

**Thomas Guide:**

**APN#:** 8760-010-039

**Office SF / #:** 854 /

**Ofc Air:**Yes **Ofc Heat:**

**Clear Height:** 24

**A:400 V:277-480Ø:3 W:4**

**Restrooms:** 2

**To Show:** Call Broker

**FTCF:** /

**Notes:** Available for lease, prime City of Industry Location. Rare high image 5,928 SF unit, with 1 dock and 1 ground loading position. Part of a professionally managed multi-tenant industrial park.

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