

# Industrial For Sublease

Available SF: 13,526

Total Building SF: 13,526



**Address:** 16273 E Gale Ave, Industry, CA 91745  
**Cross Streets:** Gale Ave and Hacienda Blvd  
**Park Name:** Gale Avenue Centre

High Image Newer Construction  
POL Multi-Tenant Industrial Park  
2 Dock High Positions, 1 Ground Level  
Sublease Expires March 31, 2022  
Longer Term Possible

**Lease Rate/SF:** \$1.25  
**Lease Type:** Gross  
**Price/SF:** \$0.000  
**Available SF:** 13,526  
**Const Sts/Yr Blt:** Existing /2003  
**Region:** LA East  
**Zoning:** 1DM  
**Grd Lvl Drs / Dim:** 1  
**Sprinklered:** Yes  
**Finished Ofc Mezz:** Yes SF:  
**Include In Avail:** Yes  
**Rail Service:** No

**Lease Rate/Month:** \$16,907  
**Terms:**  
**Sale Price:** \$0  
**Roof Type:** Laminated/GLU Wood Beam  
**Construction Type:** Tilt-up  
**Specific Use:** Distribution  
**Lot Size SF:**  
**Dock High / Dim:** 2  
**Yard:** No  
**Unfin Ofc Mezz:** No SF:  
**Include In Avail:**  
**Heat/Cool:** Unknown

**Taxes:** /Yr.  
**Possession:** Date: 03/01/2021  
**Minimum SF:** 13,526  
**Prkg Ratio:** 1.4 :1/Spaces:13  
**Thomas Guide:**  
**APN#:** 8242-016-061  
**Office SF / #:** 2,509 /  
**Ofc Air:** Yes **Ofc Heat:**  
**Clear Height:** 24  
**A:200 V: Ø:3 W:4**  
**Restrooms:** 2

**Listing Company:** Lee & Associates - Industry, Inc.  
**Agents:** Ben Fukukura 562.568.2040; Simon Chen 562.568.2013

**To Show:** Call Broker

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

**FTCF:** /

**Notes:** Available for lease, prime City of Industry Location. Well-appointed 2 story office. 2 dock high and 1 ground level loading positions. 24' clear height. Sublease expires March 31, 2022. Longer term direct deal possible. Call agent to tour.

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