

Available SF 13,952 SF

Industrial For Lease

Building Size 53,449 SF



**Property Name:**

**Address:**

17940 Ajax Cr, Industry, CA 91748

**Cross Streets:**

Rowland St / Lawson St

2 Dock High And 1 Ground Level Positions  
Easy Frwy Access Via Fullerton Rd. & Azusa Rd.  
Central City of Industry Location

**Lease Rate/Mo:** \$18,200  
**Lease Rate/SF:** \$1.30  
**Lease Type:** Gross / Op. Ex:  
**Available SF:** 13,952 SF  
**Minimum SF:** 13,952 SF  
**Prop Lot Size:** POL  
**Term:** 12/31/2022  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** No  
**Zoning:** M

**Sprinklered:** Yes  
**Clear Height:** 20'  
**GL Doors/Dim:** 1  
**DH Doors/Dim:** 2  
**A:** 200 **V:** 0 **O:** **W:**  
**Construction Type:** Tilt-wall  
**Const Status/Year Bit:** Existing / 1986  
**Whse HVAC:** No  
**Parking Spaces:** 15 / **Ratio:** 1.08:1,000  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 1,800 SF  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call Broker  
**Market/Submarket:** Industry  
**APN#:** 8264-009-026

**Listing Company:** Lee & Associates - Industry, Inc.  
**Agents:** Scott Kroman 562.568.2026  
**Listing #:** AIR CRE Use Only  
**Notes:**

**Listing Date:** AIR CRE Use Only

**FTCF:** CB000N000S000 / A0AA

