



4% Procuring Fee

9246½

4,059 SF AVAILABLE FOR LEASE

CORNERSTONE COMMERCE CENTER

INDUSTRIAL CONDO

9246.5 Hall Road, Downey, CA 90241

Location Highlights

- Ideal Mid-Counties Location
- Secure Gated Park
- Excellent access to 5, 605, 105, and 91 freeways
- Ideal for light mfg, storage, distribution, or service center
- Institutionally Owned and Managed



PENTA PACIFIC
PROPERTIES
INDUSTRIAL REAL ESTATE BROKERAGE

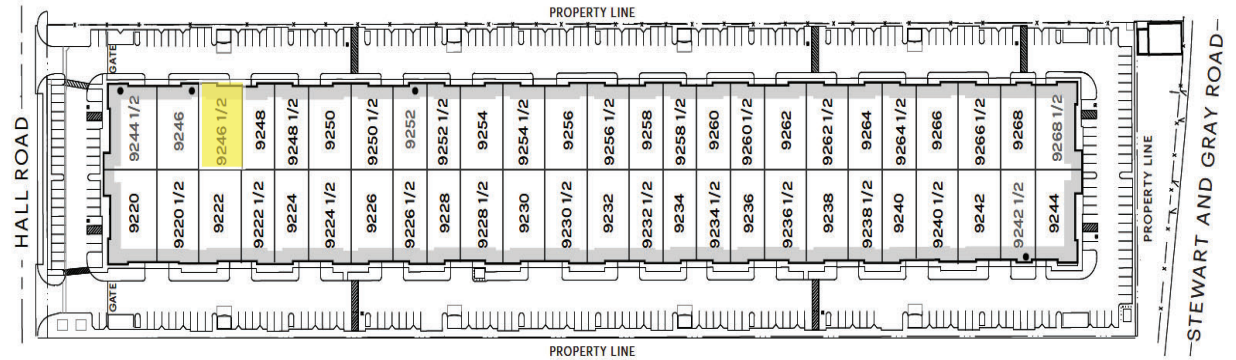
CORNERSTONE COMMERCE CENTER



Industrial Condominium Complex

9246.5 Hall Road

- 18' Minimum Clearance
- Sprinklered
- 12' x 14' Ground Level Loading Door
- M2 Zoned
- 2 offices + 1 restroom
- 3 assigned parking spaces
- 200 Amps Capacity (tenant to verify power)
- Professional Business Environment

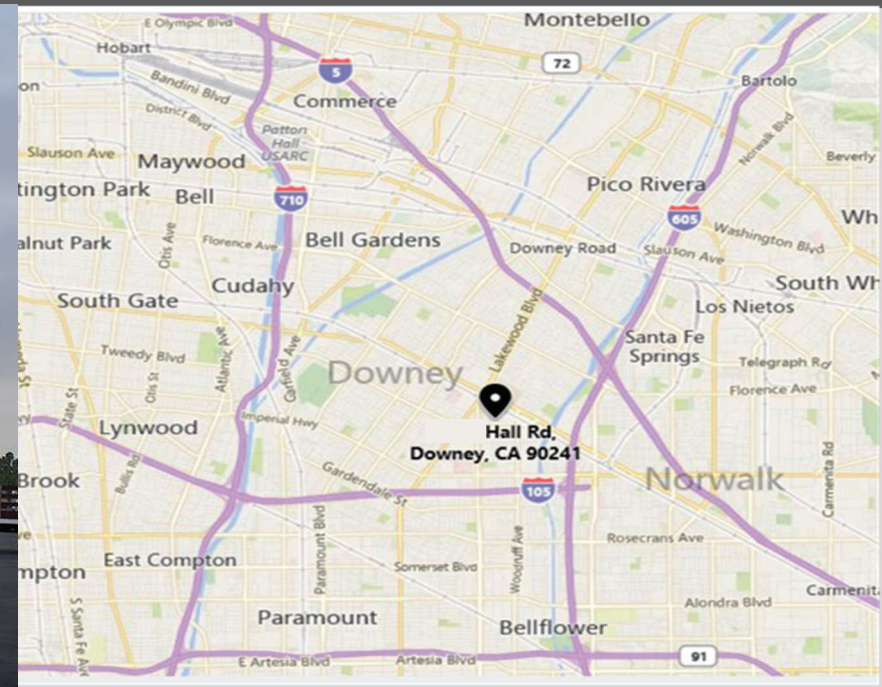


For Lease

4,059 SF

9220 - 9268 Hall Road, Downey, CA 90241

LOS ANGELES COUNTY





**Rexford
Industrial**



Leasing Contact

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President

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PENTA PACIFIC PROPERTIES
9500 Norwalk Boulevard
Santa Fe Springs, CA 90670
CA License #00346517

WAREHOUSE
3,499 SF

OFFICE
560 SF

TOTAL
4,059 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.