

18120 ROWLAND STREET
CITY OF INDUSTRY, CA

±18,320 SF FUNCTIONAL WAREHOUSE

**NOW AVAILABLE
FOR SUBLEASE**

PARTIAL BUILDING – OWNER OCCUPIES REMAINDER



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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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PROPERTY OVERVIEW

- **±18,320 SF** Total Rentable Area
- **±12,000 SF** Warehouse
- **±6,320 SF** 2nd Floor Office (Includes Kitchen)
- **\$1.15 PSF/IG**



WAREHOUSE FEATURES

- 2 Dock-High Loading Doors
- 1 Ground-Level Door
- Tenant Access Through Dedicated East-Side Entrance
- Secure Fenced Area Divides Subtenant and Retained Space
- No Yard Access Included



OFFICE DETAILS

- Entirely Located on Second Floor
- Includes Kitchen, Conference Area, and Multiple Private Offices
- Ideal for Admin, Operations, or Showroom Support



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LEASE TERMS

TERM	1 Year
AVAILABILITY	Contact for timing
OPERATING HOURS:	Monday – Friday 7:30 AM – 4:30 PM

IDEAL FOR

- Overflow Storage or Transitional Users
- Light Assembly, E-Commerce, or Distribution
- Tenants Needing Short-Term, Functional Space in Core Location



