

Price Reduced!  
Adjacent Building Also Available!



## FOR LEASE

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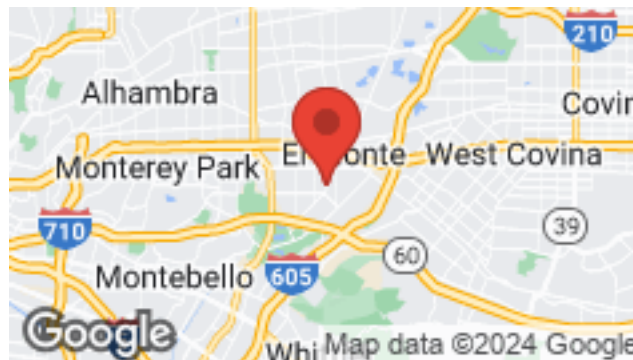


### PROPERTY DESCRIPTION

2214 Tyler Ave., is a 15,300 SF standalone single-tenant industrial building with yard in the rear. Yard is suitable for parking and outdoor storage. Building features multiple drive-ins and a clear height of approximately 14'. Great for light manufacturing, warehousing, and logistics. This building is centrally located between three major freeways, the 605, 10, and 60. Traffic volume on intersection of Tyler Ave., and N Fineview St. located 0.06 miles from the property was measured at 11,416 per day in 2022.

Virtual Tour:

<https://my.matterport.com/show/?m=RLXL4WGg1md>



### SUMMARY

Lease Rate: \$1.35 MG

Lease Term: 3-5 Years

Available SF: 15,300 SF

Building SF: 15,300 SF

Lot Size: 26,306 SF

Grade Doors: 3

Clear Height: 14

Yard: Yes

Year Built: 1957