

Price Reduced!  
Adjacent Building Also Available!



## FOR LEASE

### ALFREDO MEJIA, CCIM

Principal  
(626) 841-0599  
alfredo@cibare.com  
01340251, California

### FILIPPO FANARA

Broker-Principal  
(626) 255-1124  
filippo@cibare.com  
01198019, CA

### KATELYN MEJIA

Associate  
(626) 241-2775  
katie@cibare.com  
02069096, CA

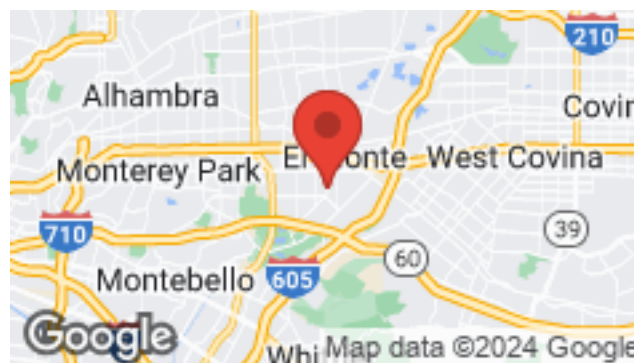


### PROPERTY DESCRIPTION

2226 Tyler Ave., is a 13,500 sf standalone multi-tenant industrial building with yard in the rear. Available space will be 7,200 SF, located on the south side of the building. Yard is suitable for parking and outdoor storage.. Building features multiple drive ins , a dock level door, and a clear height of approximately 14'.. Great for light manufacturing, warehousing, and logistics. This building is centrally located between three major freeways, including 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=yKq2mZueIF6>



### SUMMARY

Lease Rate: \$1.35 PSF

Lease Term: 3-5 Years

Available SF: 7,200

Building SF: 13,500 SF

Lot Size: 26,187 SF

Dock Doors: 1

Grade Doors: 4

Clear Height: 14'

Yard: Yes