



±18,648 SF FREE STANDING BUILDING

INDUSTRIAL BUILDING
FOR LEASE

1245 S. JOHNSON DR.
INDUSTRY | CA, 91745

PROPERTY FEATURES:

- 18' Clear Height
- 3,600 SF Offices
- Large Fenced Yard
- Heavy Power
- Immediate Access to Fwy 60
- 2 GL Doors
- 1 Exterior Truck Well
- Available Immediately; Refurbishment Complete
- Lease Rate \$1.55/SF Gross
- Advance Notice to Tour Landlord to Paint Offices, Replace Flooring and Slurry the Parking



FOR MORE INFORMATION PLEASE CONTACT:

JEFF THOMPSON

VICE PRESIDENT

P: 213.270.2238

jeff.thompson@daumcommercial.com

CADRE #00833131

FRANK MAO

FIRST VICE PRESIDENT

P: 562.695.7693

frank.mao@daumcommercial.com

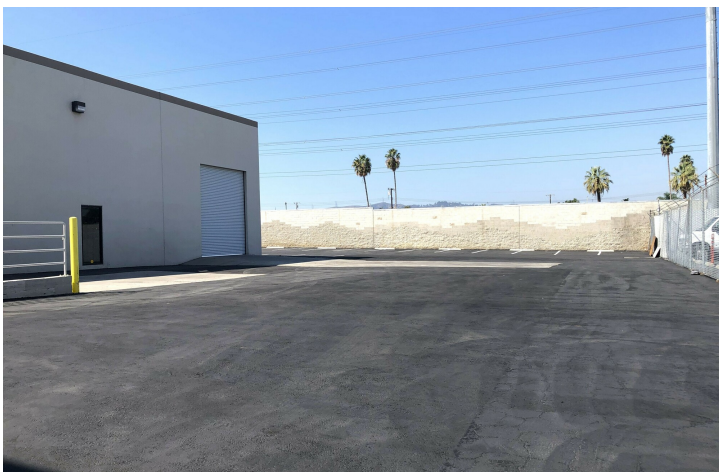
CADRE #01877207

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DAUM
COMMERCIAL REAL ESTATE SERVICES

1245 S. JOHNSON DRIVE
INDUSTRY | CA

FOR LEASE
INDUSTRIAL PROPERTY



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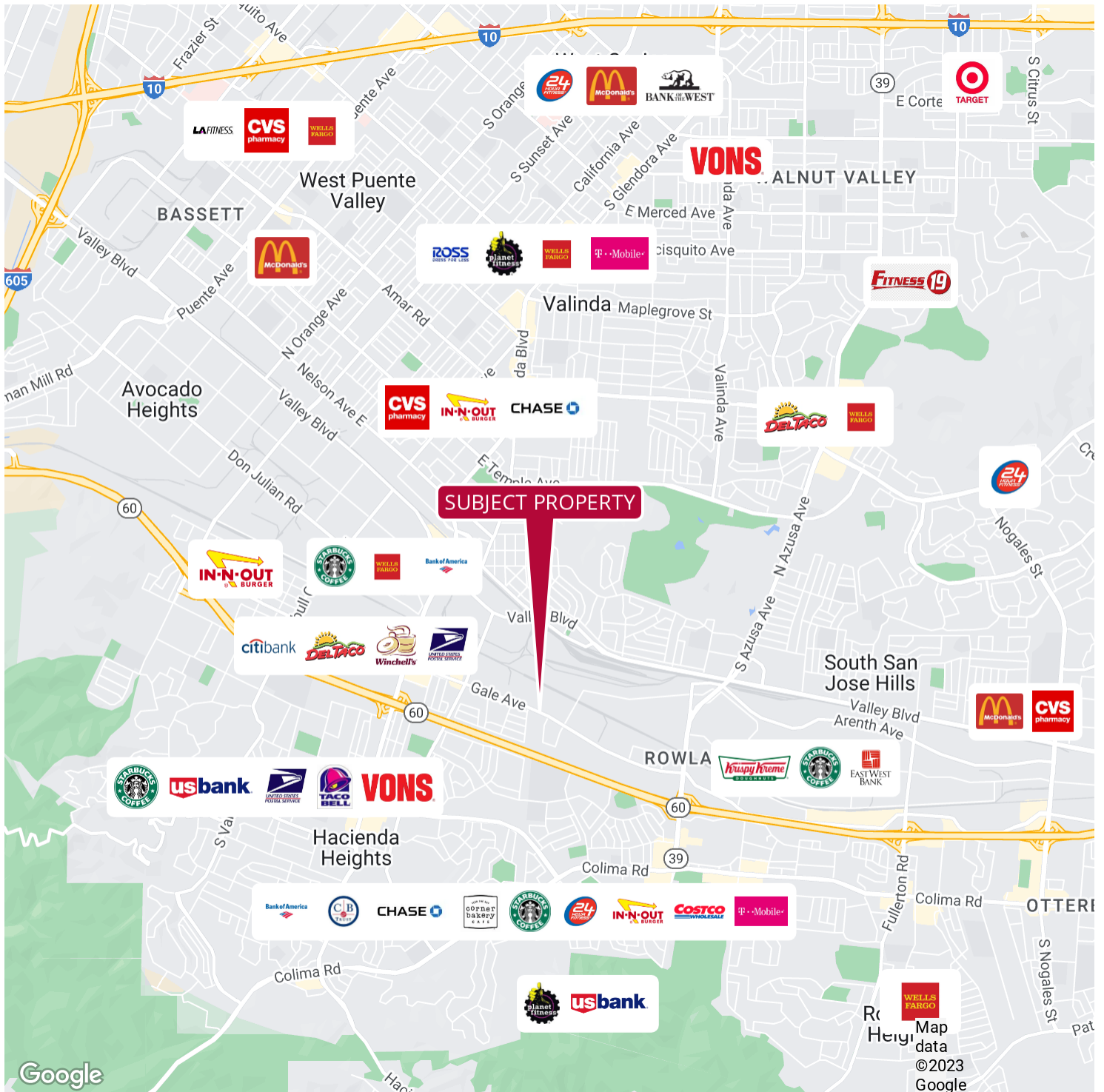
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1245

S. JOHNSON DR.
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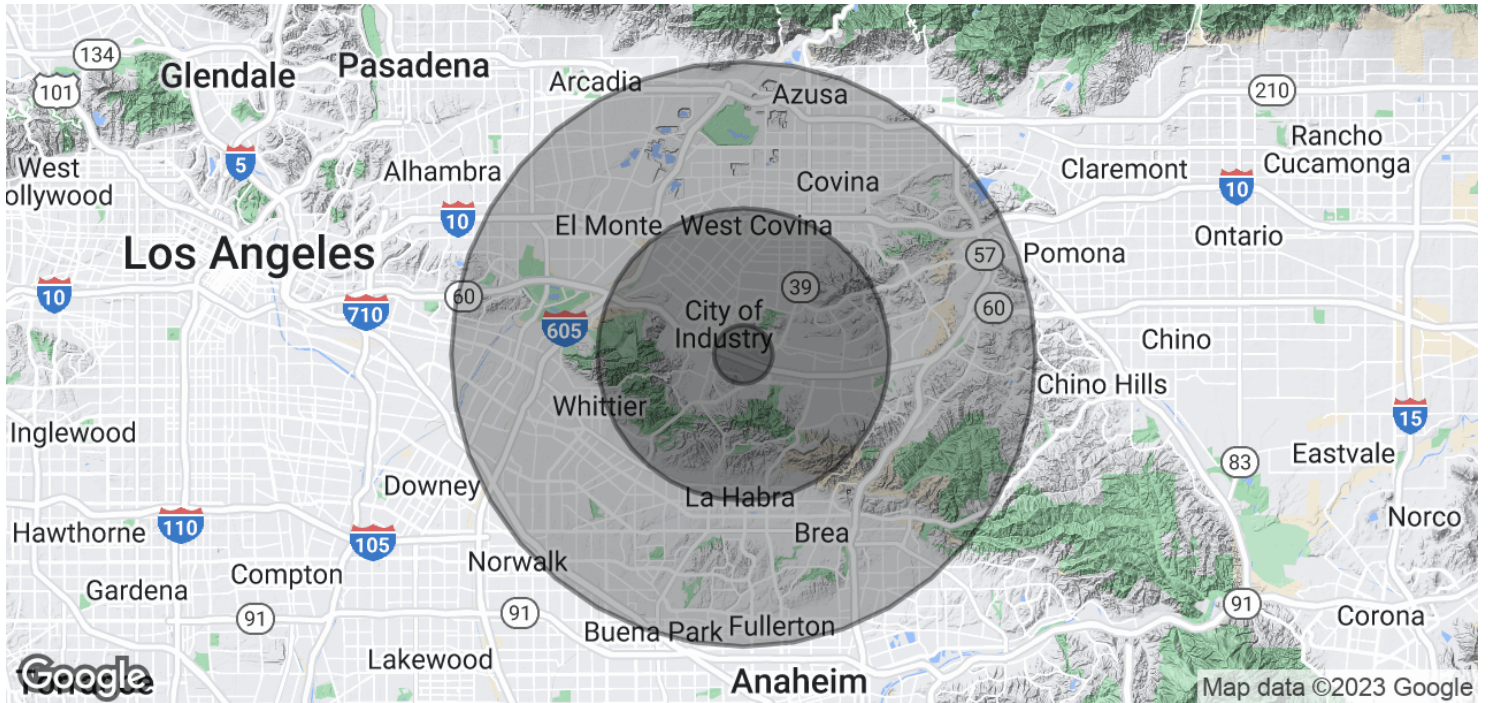
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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	15,122	409,979	1,662,487
Median age	37.7	35.0	34.9
Median age (Male)	36.3	33.9	33.6
Median age (Female)	39.1	36.0	36.3

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Gale Ave	Johnson Dr NW	31,909	2022	0.11 mi
Bixby Dr	Gale Ave NE	1,359	2022	0.15 mi
Pomona Fwy	S Stimson Ave NW	237,105	2022	0.20 mi
Bixby Dr	Gale Ave NE	4,350	2022	0.22 mi

* Traffic Count data derived from CoStar

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