

# REFURBISHMENT COMPLETED

# WAREHOUSE

**AVAILABLE  
10,800 SF**

# FOR LEASE

**18001 CORTNEY COURT | CITY OF INDUSTRY | CA**

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# WAREHOUSE

## AVAILABLE SF

10,800 SF

## LAND AC

2.26 AC

## YEAR BUILT

1979

## ZONING

I

## CLEAR HEIGHT

18'

## PROPERTY HIGHLIGHTS

- 1,500 SF Office
- 1 Dock High Door
- 13 Parking Spaces
- Sprinklered
- 200 Amps - 277/480 Volts  
3 Phase - 4 Wire
- Rate of \$1.65 psf Gross  
+ CAM (\$0.054 psf)



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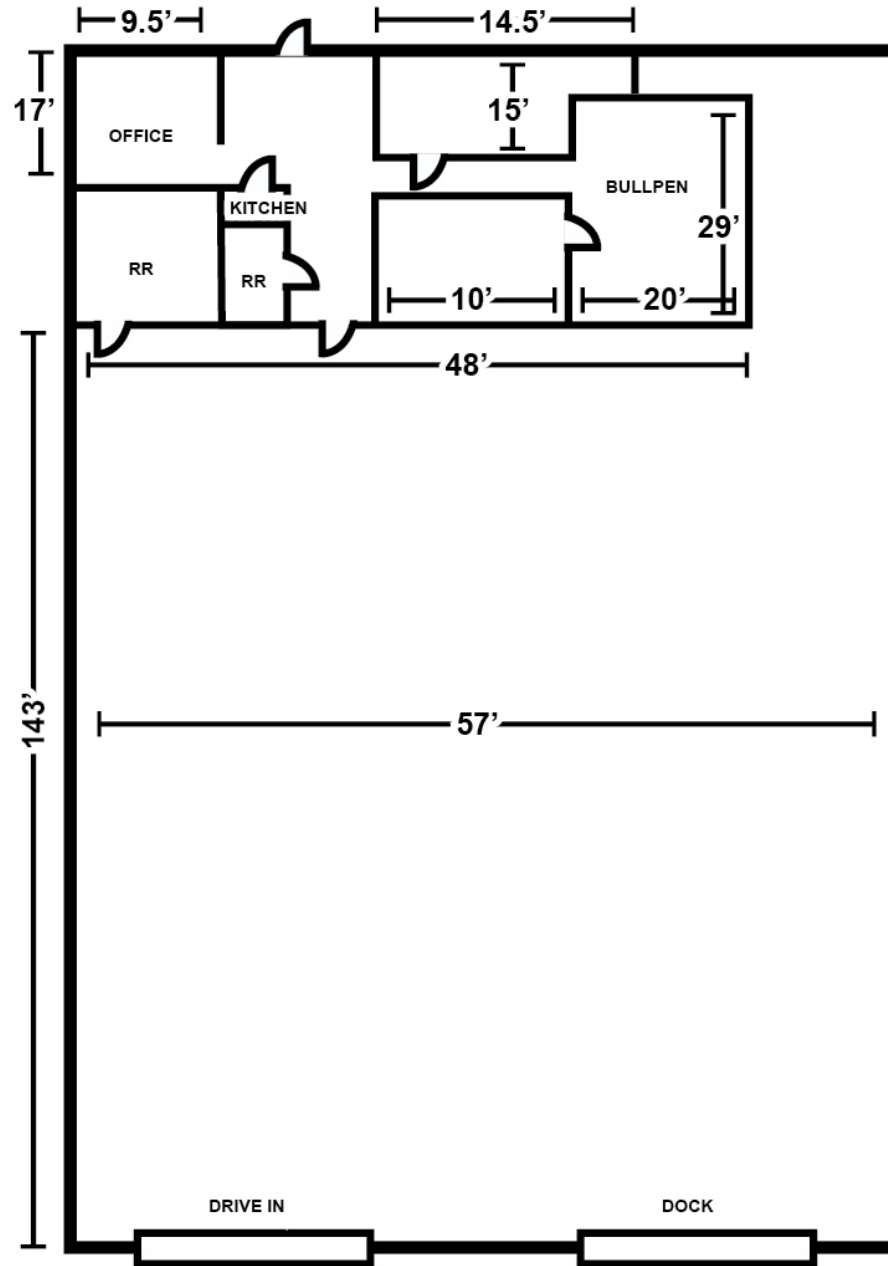
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# WAREHOUSE



NOT TO SCALE



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## PUBLIC TRANSPORTATION



### COMMUTER RAIL

Industry Commuter Rail (Riverside Line)  
9 min | 4.7 mi

Covina Commuter Rail (San Bernardino Line)  
16 min | 9.2 mi



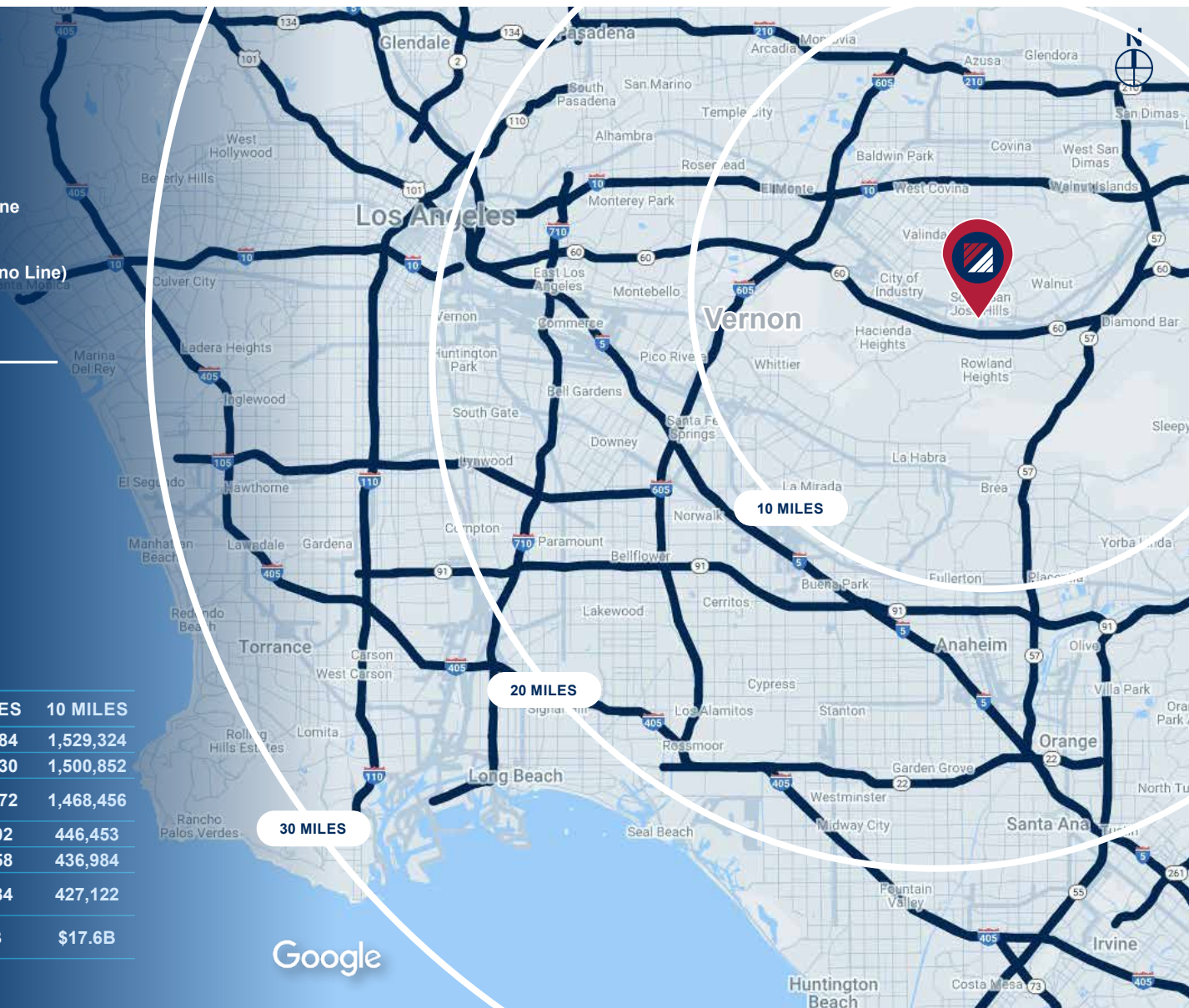
### AIRPORT

Ontario International Airport  
31 min | 22 mi

Long Beach-Daugherty Field Airport  
40 min | 28.8 mi

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2010 POPULATION	159,526	354,184	1,529,324
2023 POPULATION	147,982	335,430	1,500,852
2028 POPULATION PROJECTION	142,793	325,272	1,468,456
2010 HOUSEHOLDS	43,393	99,202	446,453
2023 HOUSEHOLDS	39,672	93,058	436,984
2028 HOUSEHOLD PROJECTION	38,122	89,984	427,122
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$1.6B	\$4B	\$17.6B



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