

FOR LEASE

5,535 - 36,780 SF Industrial Units

12151 - 12165 Pangborn Avenue, Downey, CA



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592.692.2200 | interpresrealty.com





Site Plan



Property Specifications

Total Space Available	36,780 SF
Office Area	Varies by Unit
Yard Area	Paved & Fenced
Construction	Concrete Tilt-up
Clear Height	16' - 20' Minimum
Grade Level Doors	(5) 18'x12'
Sprinklers	Yes
Power	Varies by Unit
Parking	Varies by Unit
Year Built	1981

CONTACT US FOR DETAILS!

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt it's accuracy, we do not guarantee it or make any representations about it. interPres Commercial Realty suggests you perform a careful, independent investigation of the property to determine the suitability of the property for your needs. All measurements and specifications are approximate.



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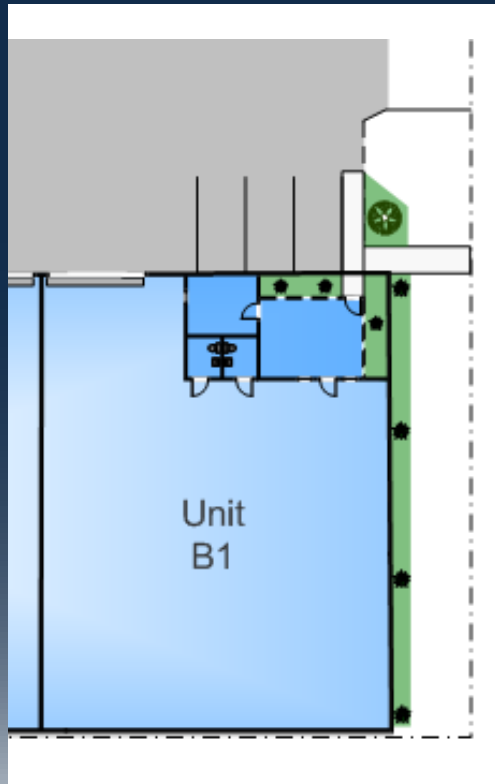
13300 Crossroads Parkway North
Suite 105
City of Industry, CA 91746
+1 562 692 2200

interPres Commercial Realty is pleased to present an excellent opportunity to lease a 5,535 SF industrial unit, located in the city of Downey, CA. The property is in excellent proximity to the I-5 & 605 freeway interchange, is ideal for warehousing, light manufacturing, assembly, or distribution. It features a well laid out office plan, and an oversized loading door, within a fenced complex.

FOR LEASE
5,535 SF

**12157 Pangborn Avenue,
Unit B1
Downey, CA**

Floor Plan Unit B1



PROPERTY SPECIFICATIONS

Total Building	5,535 SF
Office Area	~625 SF
Yard Area	Paved & Fenced
Construction	Concrete Tilt-up
Clear Height	16' Minimum
Grade Level Doors	(1) 18'x12'
Sprinklers	Yes
Power	200A-277/480V
Parking	~8
Year Built	1981

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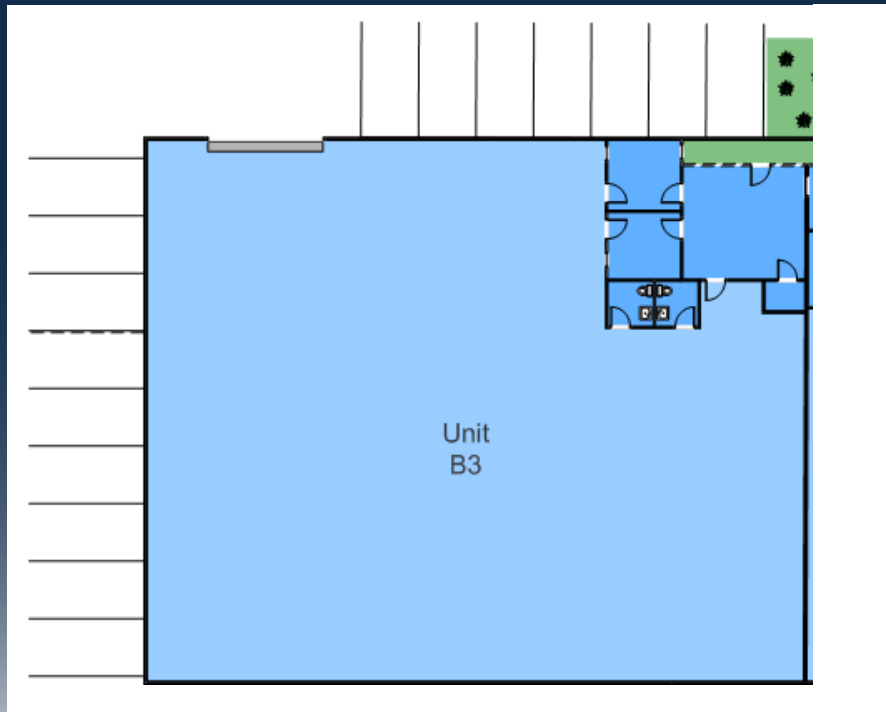
13300 Crossroads Parkway North
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interPres Commercial Realty is pleased to present an excellent opportunity to lease an 8,856 SF industrial unit, located in the city of Downey, CA. The property is in excellent proximity to the I-5 & 605 freeway interchange, is ideal for warehousing, light manufacturing, assembly, or distribution. It features a private fenced yard, oversized loading door, and is expandable to 13,965 square feet.

FOR LEASE
8,856 SF

**12165 Pangborn Avenue,
Unit B3
Downey, CA**

Floor Plan Unit B3



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PROPERTY SPECIFICATIONS

Total Available Space	8,856 SF
Office Area	~1,240 SF
Yard Area	Paved & Fenced
Construction	Concrete Tilt-up
Clear Height	16' Minimum
Grade Level Doors	(1) 18'x12'
Sprinklers	Yes
Power	200A-277/480V
Parking	~12
Year Built	1981



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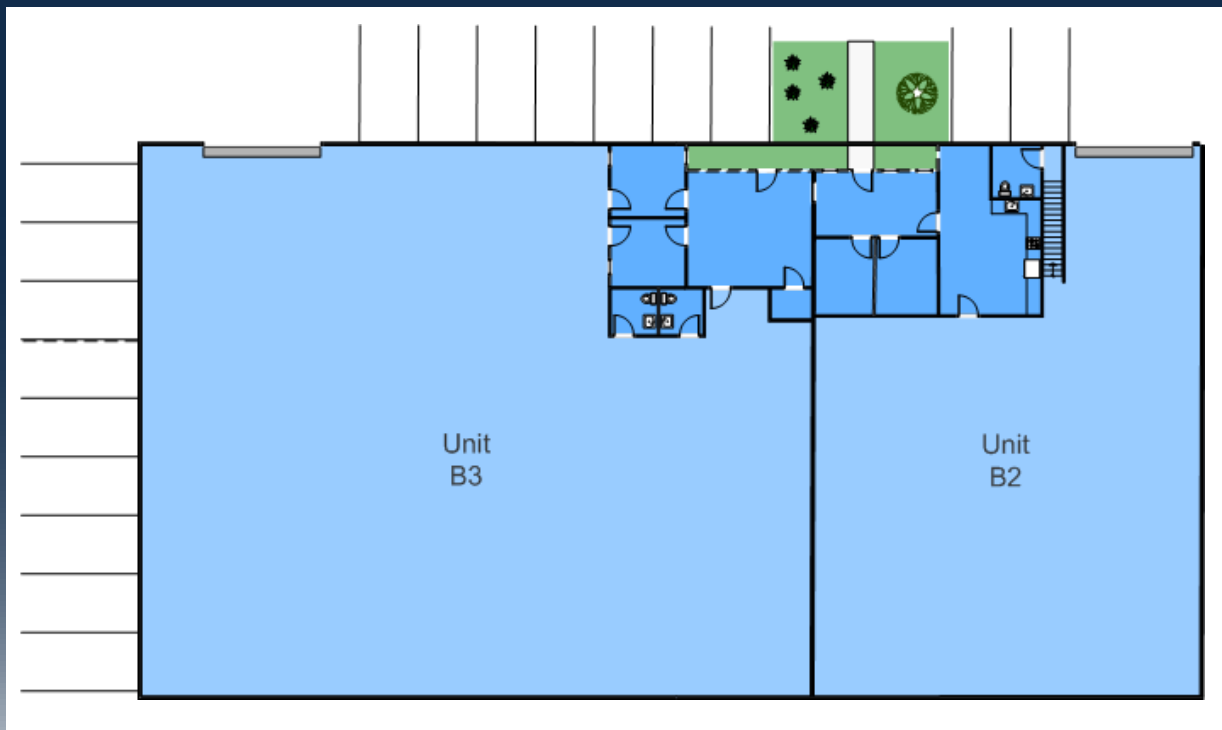
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interPres Commercial Realty is pleased to present an excellent opportunity to lease a 13,965 SF industrial unit, located in the city of Downey, CA. The property is in excellent proximity to the I-5 & 605 freeway interchange, is ideal for warehousing, light manufacturing, assembly, or distribution. It features a well laid out office plan, high clearance, oversized loading doors, an executive office space, conference room with break room, (bonus) mezzanine, and a private fenced yard.

Floor Plan Unit B2 & B3



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FOR LEASE
13,965 SF

**12161 & 12165 Pangborn Avenue,
Unit B2 & B3,
Downey, CA**

PROPERTY SPECIFICATIONS

Total Available Space	Up to 13,965 SF
Office Area	~1,900 SF
Yard Area	Private Yard
Construction	Concrete Tilt-up
Clear Height	16' Minimum
Grade Level Doors	(2) 18'x12'
Sprinklers	Yes
Power	400A-277/480V
Parking	~20
Year Built	1981



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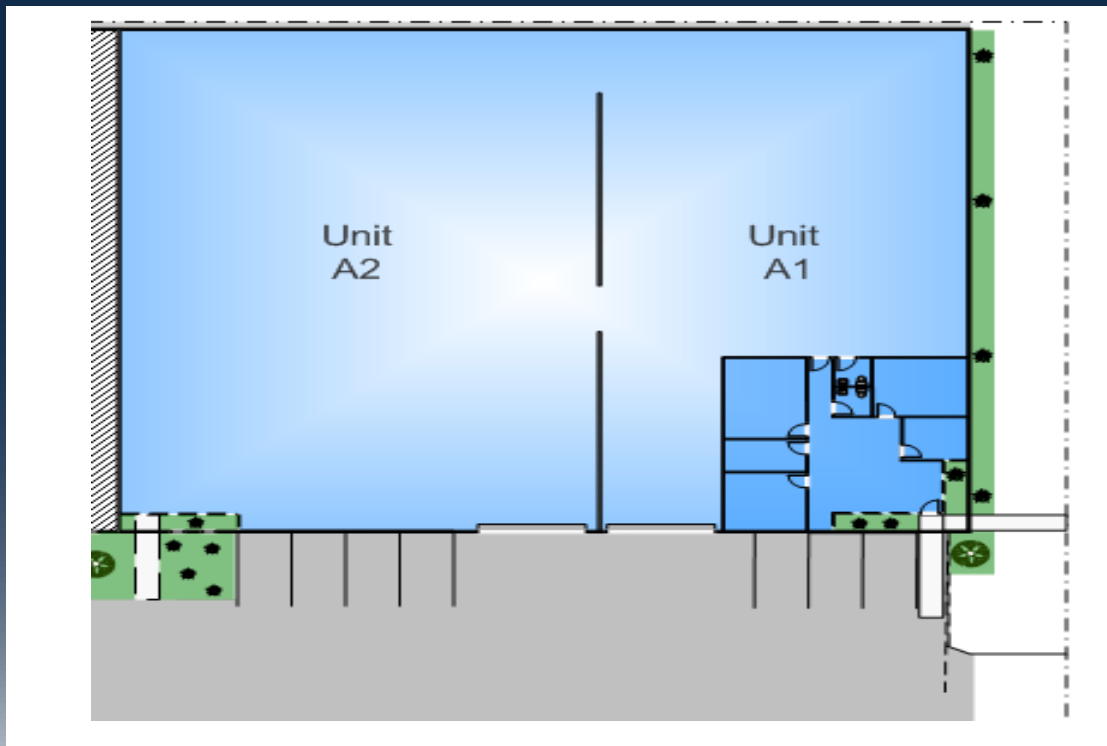
13300 Crossroads Parkway North
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interPres Commercial Realty is pleased to present an excellent opportunity to lease a 17,280 SF industrial unit expandable to 36,780 SF, located in the city of Downey, CA. The property is in excellent proximity to the I-5 & 605 freeway interchange, is ideal for warehousing, light manufacturing, assembly, or distribution. It features high-cube warehouse clearance, oversized loading doors, sprinklers, and four private offices and bull-pen, all within a gated complex.

FOR LEASE
17,280 SF

**12151 & 12153 Pangborn Ave,
Unit A1 & A2
Downey, CA**

Floor Plan Unit A1 & A2



PROPERTY SPECIFICATIONS

Total Available Space	17,280 SF
Office Area	~ 1,540 SF
Yard Area	Paved & Fenced
Construction	Concrete Tilt-up
Clear Height	20' Minimum
Grade Level Doors	(2) 18'x12'
Sprinklers	Yes
Power	400A-277/480V
Parking	~27
Year Built	1981

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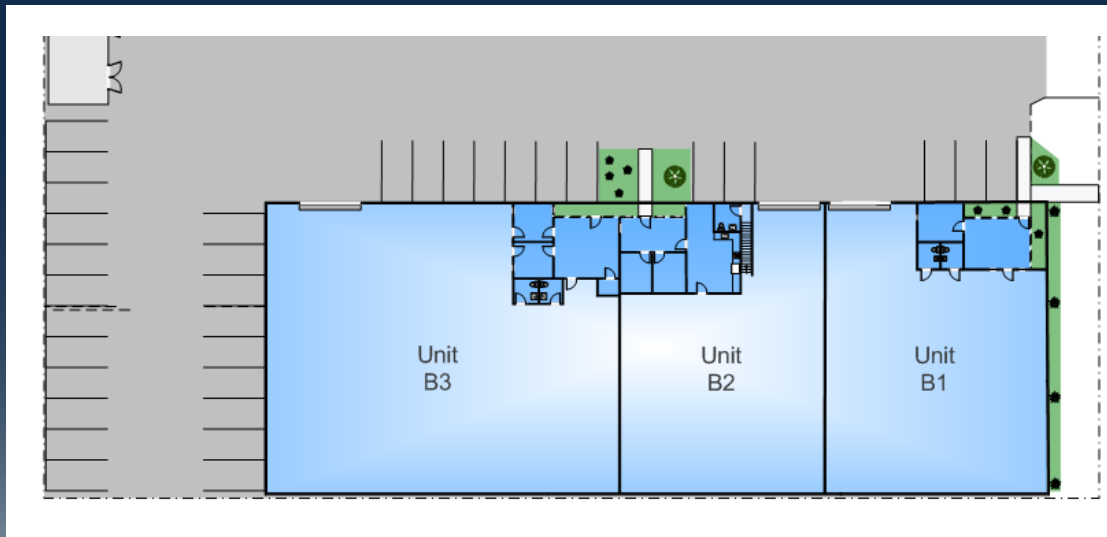
13300 Crossroads Parkway North
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interPres Commercial Realty is pleased to present an excellent opportunity to lease a 19,500 SF industrial unit located in the city of Downey, CA. The property is in excellent proximity to the I-5 & 605 freeway interchange, is ideal for warehousing, light manufacturing, assembly, or distribution. It features a private fenced yard, three 18'x12' ground level loading doors, executive office space with large conference room and break room, and is divisible to 13,965 SF, 8,856 SF, and 5,535 SF.

FOR LEASE
19,500 SF

**12157, 12161, 12165 Pangborn Ave,
Unit B1, B2, & B3
Downey, CA**

Site Plan Unit B1, B2, & B3



PROPERTY SPECIFICATIONS

Total Available Space	Up to 19,500 SF
Office Area	~2,445 SF
Yard Area	Private Fenced Area
Construction	Concrete Tilt-up
Clear Height	16' Minimum
Grade Level Doors	(3) 18'x12'
Sprinklers	Yes
Power	Varies by Unit
Parking	~27
Year Built	1981

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