

# MONA BLVD & IMPERIAL HWY

LYNWOOD • CA 90059

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TEAMCLINE**



## LAND FOR LEASE

**±130,000 SF / ±2.98 AC OF LAND**

### **MILES SOLOMON**

Senior VP & Land Specialist

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LIC NO 02099423

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates | Downtown Los Angeles 1201 N Main St  
CORP ID 02174865 Los Angeles, CA 90012

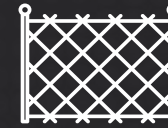
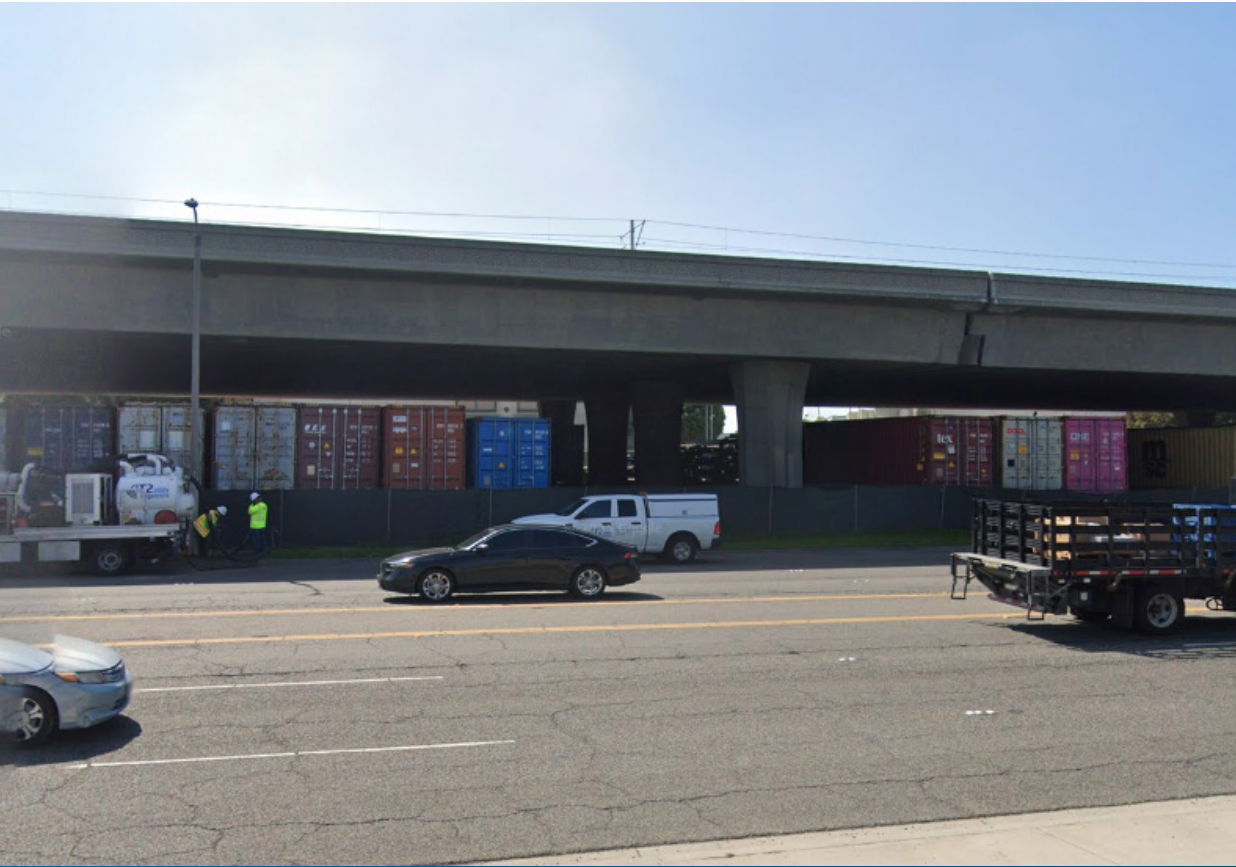
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## PROPERTY HIGHLIGHTS



Fenced Yard  
with Compacted  
aggregate



Within the Port  
Radius



Current Use is  
Container & Trucks



Chassis can be  
Stacked 5 High



Short or Long Term  
Available

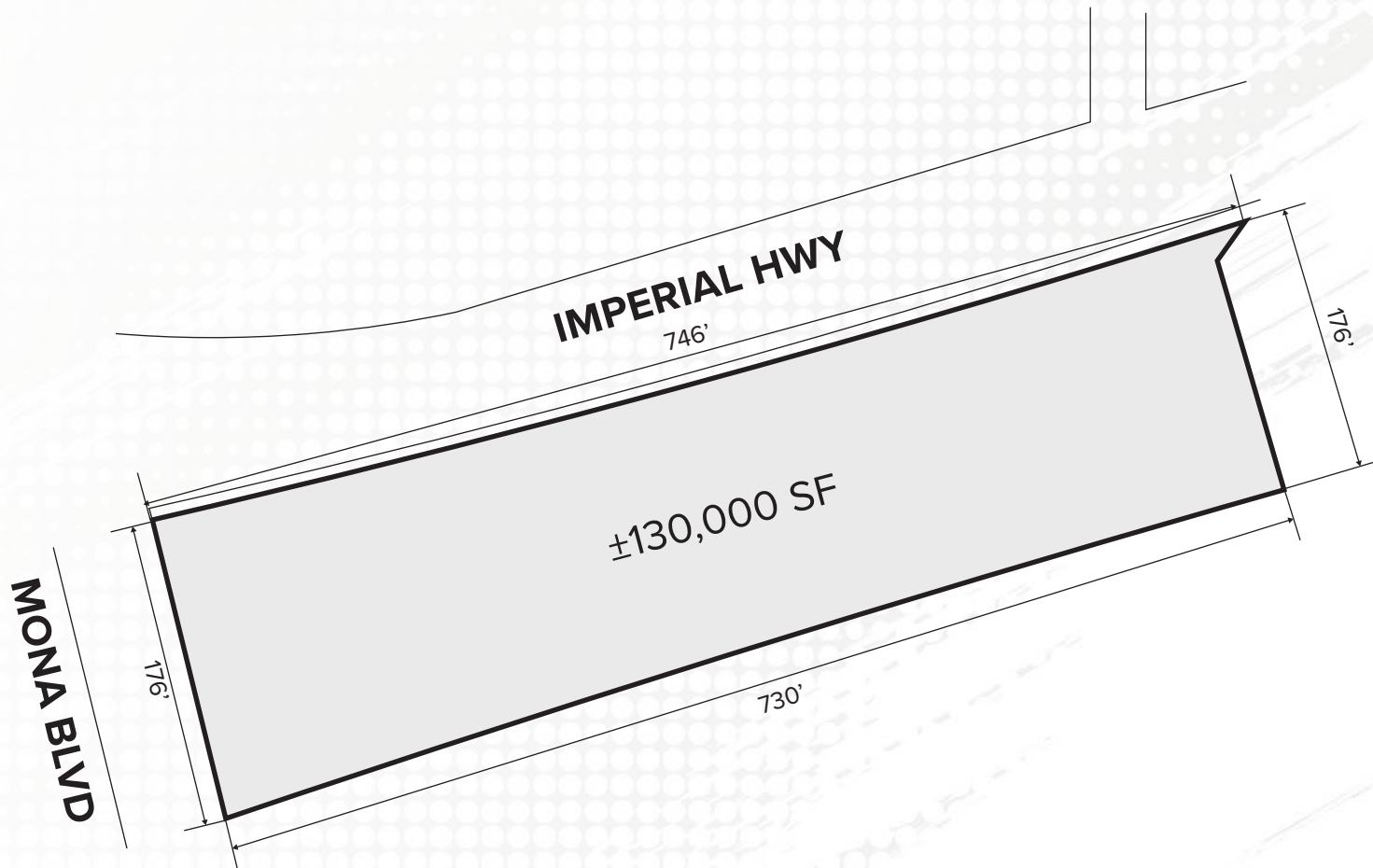
Located at the signalized corner of Mona Blvd & Imperial Hwy, this ±130,000 SF (±2.98 AC) parcel offers a fenced yard with compacted aggregate ideal for container storage, truck parking, and chassis stacking (up to 5 high). Situated within the Port radius and just 0.21 miles from the 105 Freeway, the site provides excellent access to the 110 and 710 Freeways, DTLA, LAX, and the Ports of Los Angeles and Long Beach. Short- or long-term lease options available.

# MONA BLVD & IMPERIAL HWY

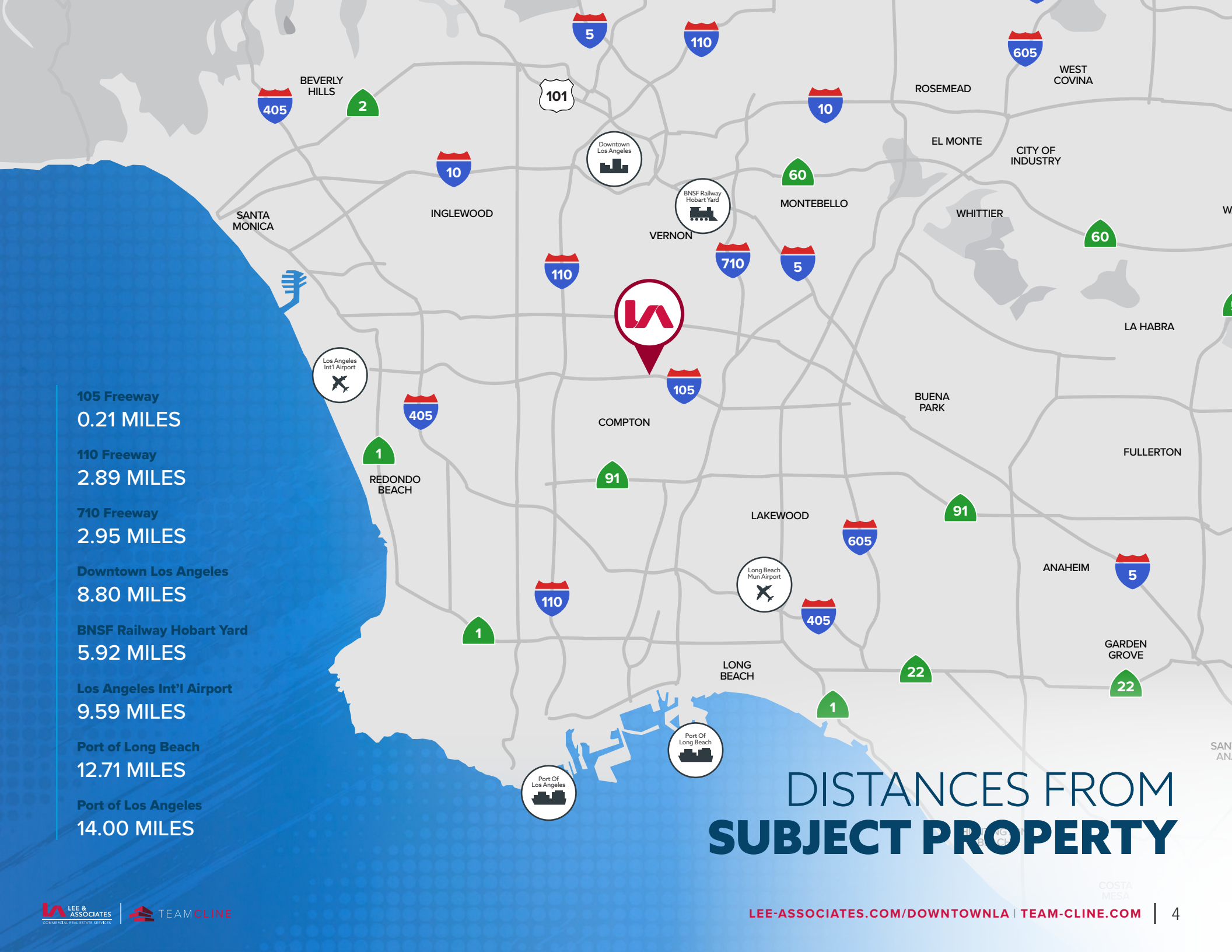
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## PROPERTY SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to verify.



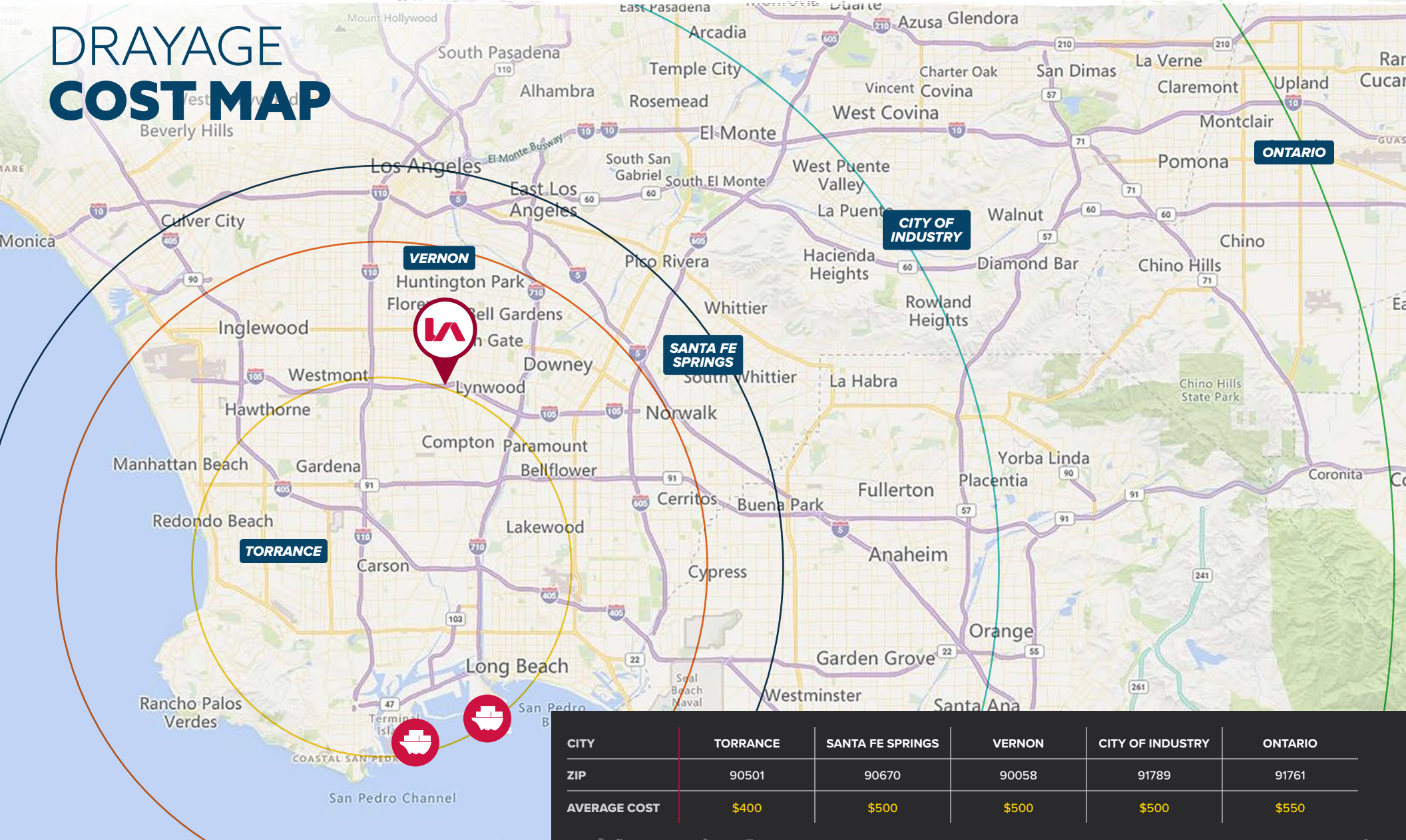
# DISTANCES FROM SUBJECT PROPERTY

# MONA BLVD & IMPERIAL HWY

LYNWOOD • CA 90059

**FOR SALE/LEASE**  
**±123,456 SF INDUSTRIAL BUILDING**  
**ON ±123,456 SF OF LAND**

## DRAYAGE COST MAP



For More Information,  
Please Contact ▶

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.