

Firestone Business Center

*Quality Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Features, Developed by Lyons & Lyons Properties.

*Loading: Large 104' Turnaround Radius; Clear Path to Common Drive;

4553 - (1) Overnight 59' Concrete Truckwell Dock; (1) 10'x10' Dock High Door w/ 30,000 Lb. Edge of Dock Leveler;

(1) 12'x14' Ground Level Door.

4557 - (2) Overnight 59' Concrete Truckwell Dock; (1) 10'x10' Dock High Door w/ 30,000 Lb. Edge of Dock Leveler and (1) 10'x10' Dock High Door w/ 30,000 Lb. Pit Leveler;

(1) 12'x14' & (1) 14'x14' Ground Level Doors.

*Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); 0.45/3000 Fire Sprinklers; Foiled Ceiling; 21 Ft. Clear Height; 3% Secured Vented Skylights including 2% Smoke Vent Skylights all w/ Security Grills; Antique White Walls; Upgraded Warehouse Coverage LED Lighting; Polished & Sealed 5" Thick Reinforced Concrete Slab.

*Utility Services 4553, 4555 & 4557: 2" Heavy Duty Water Service; Natural Gas Stubbed.

4553 - 400 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity;

4555 & 4557 - Each with 200 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity;

*Ground Floor Office w/ Spacious 9' Ceilings; Central HVAC; Breakroom with Cabinet, Cubboard, Double Sink & Microwave Outlets; Monitoring Windows; Polished Concrete Floor & Vinyl Basecove.

*Mezzanine Storage w/ 125 PSF Capacity with VCT Flooring and Vinyl Basecove; Can be built-out as Additional Office Subject to City Staff Approval.

*Exclusive Parking Stalls (Indicated by 4553 & 4557); Heavy Duty Asphalt Paving.

*Secured Concrete Trash Enclosure Vaults, (1) 4553 & (2) 4557.

*Experienced Landlord with Additional Buildings for Expansion.

*Property Zone M3: Heavy Manufacturing. *Low City Business Fees.

Total Land

Area
37,486 Sq. Ft.

4557

Total Sq. Ft.
w/ Mezzanine
11,559 Sq. Ft.

4553

Total Sq. Ft.
w/ Mezzanine
9,009 Sq. Ft.

TOTAL

Total Sq. Ft.
w/ Mezzanines
20,568 Sq. Ft.

Parking

Summary

4553

12 Standard
1 Accessible
1st Floor Office
(Excluding Entry
and Shop RR)
916 Sq. Ft.

4557

17 Standard
1 Accessible
2 Compact
Mezz. Storage
1,172 Sq. Ft.

Footprint
10,387 Sq. Ft.

Footprint
7,956 Sq. Ft.

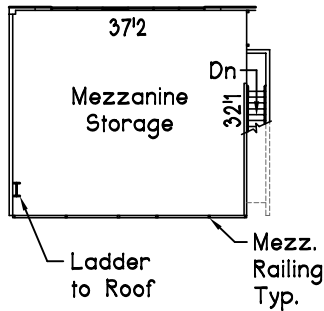
Footprint
18,343 Sq. Ft.

1st Floor Office
(Excluding Entry
and Shop RR)
860 Sq. Ft.

Mezz. Storage
1,053 Sq. Ft.

1st Floor Offices
(Excluding Entries
and Shop RRs)
1,776 Sq. Ft.

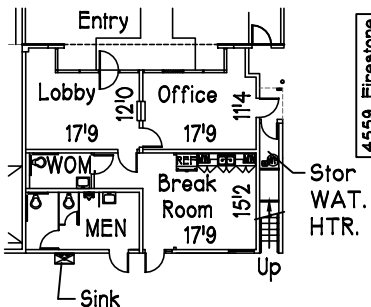
Mezz. Storages
2,225 Sq. Ft.



4557 Mezzanine

Floor Plan

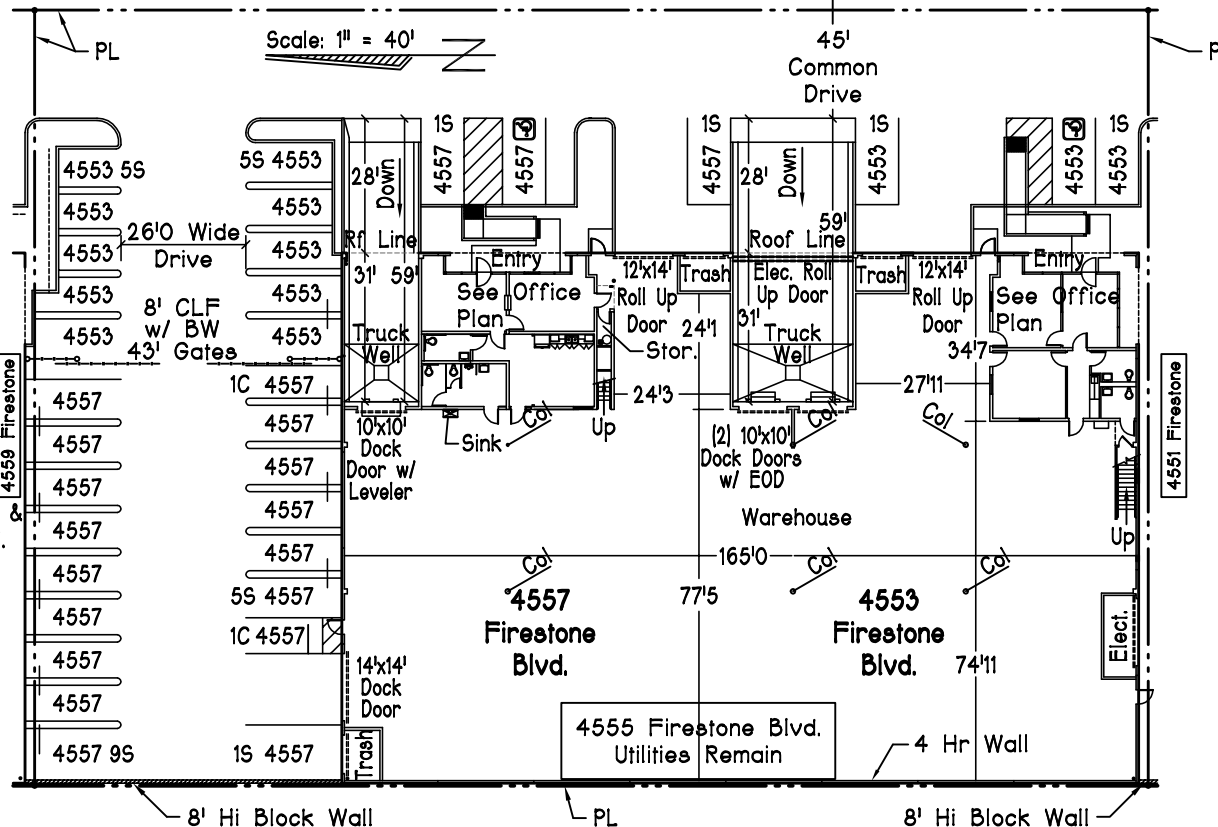
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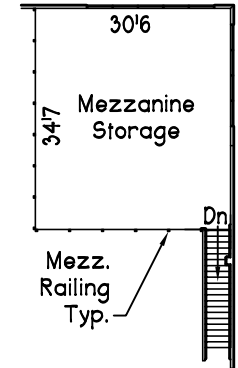
4557 1st Floor

Office Plan

Scale: 1" = 30"



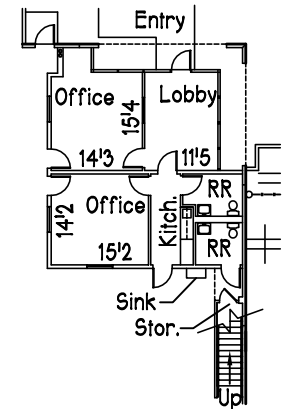
4553 & 4557
Firestone Blvd.
South Gate,
CA 90280



4553 Mezzanine

Floor Plan

Scale: 1" = 30"



4553 1st Floor

Office Plan

Scale: 1" = 30"

2-6-2021 17062

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