

City of Industry Warehouse Available for Sublease

savills

FOR SUBLEASE

2225 Workman Mill Road, City of Industry, CA 90601

100,000 – 195,775 SF

AVAILABLE FOR SUBLEASE

\$50,000

BROKER BONUS

For a full building deal
completed before March 1, 2026





SPACE PROFILE

100,000-195,775 SF

Total SF Available (Divisible)

\$0.97/SF/NNN

Rental Rate (First 3 Months with attractive economics available depending on the sublease term and the subtenant's credit)

Immediate

Availability

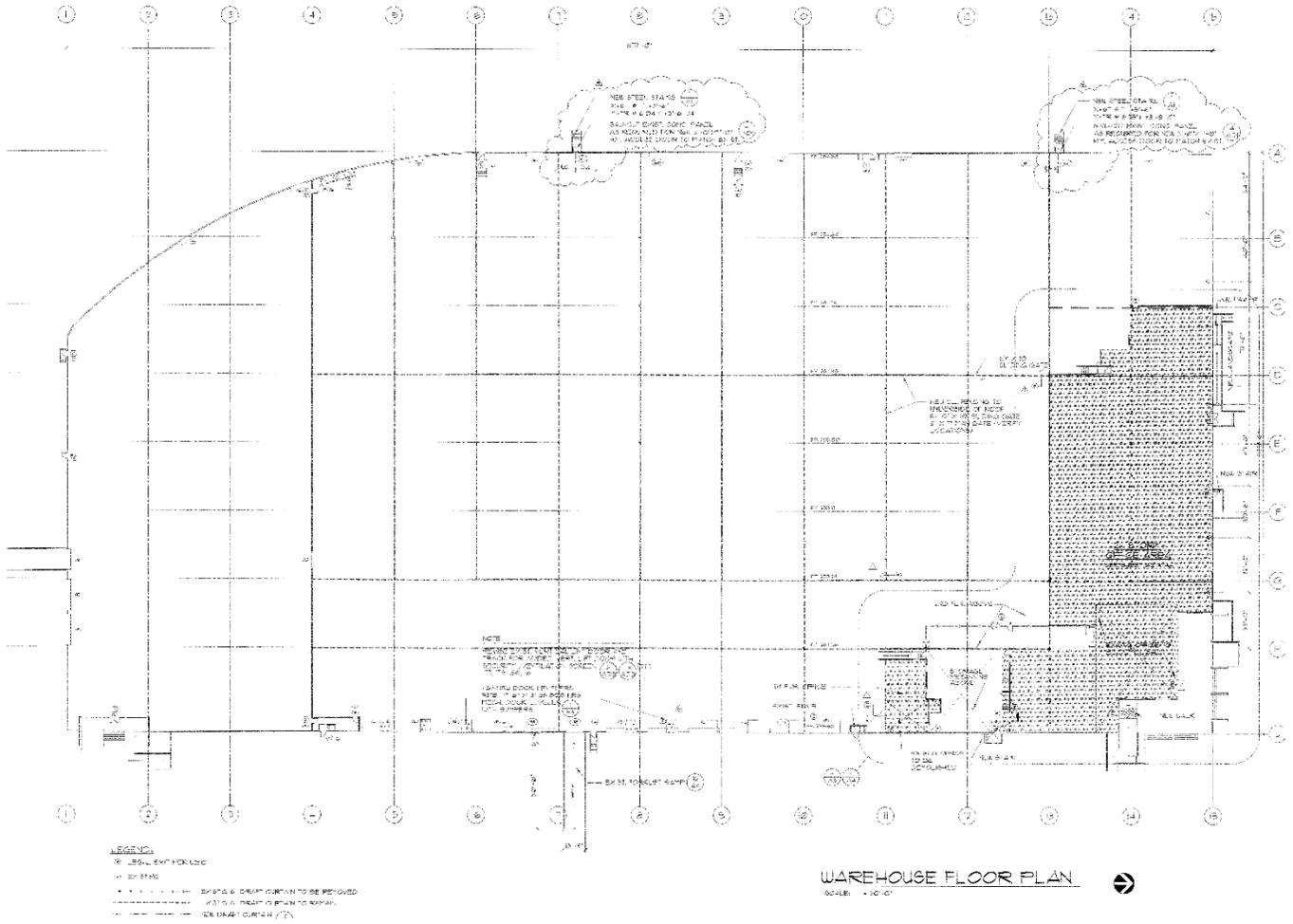
6/30/2028

Available Through

KEY HIGHLIGHTS

- **\$50,000 BROKER BONUS For a full building deal completed before March 1, 2026**
- Extremely Close Proximity to the 60, 605 & 10 Freeways.
- Direct Visibility from the 60 Freeway - Seen by 254,000+ Drivers per Day.
- Including a small shipping office
- **Docks:** 27 existing
- **Drive-in:** 2 tot./10'w x 14' h
- **Clear height:** 24'
- **Fenced Yard**
- **Trailer Parking**
- **Built:** 1980
- Please call to schedule a tour.

ENTIRE BUILDING FLOOR PLAN

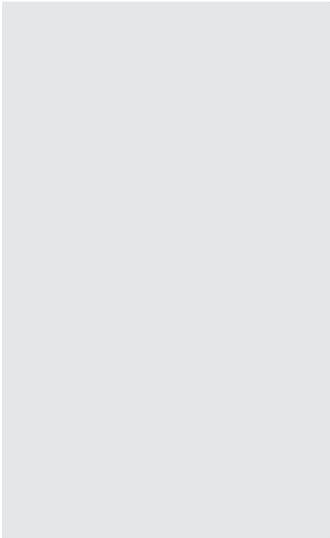
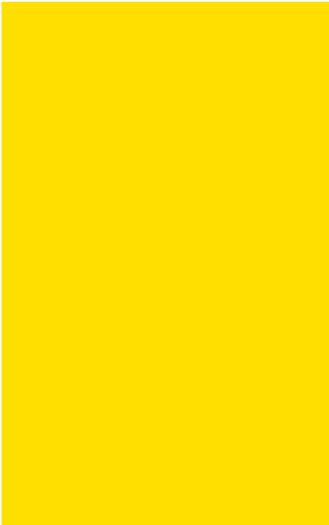


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