

Class A Distribution Building
Outstanding Walnut Location
8 DH Positions, 2 GL Doors

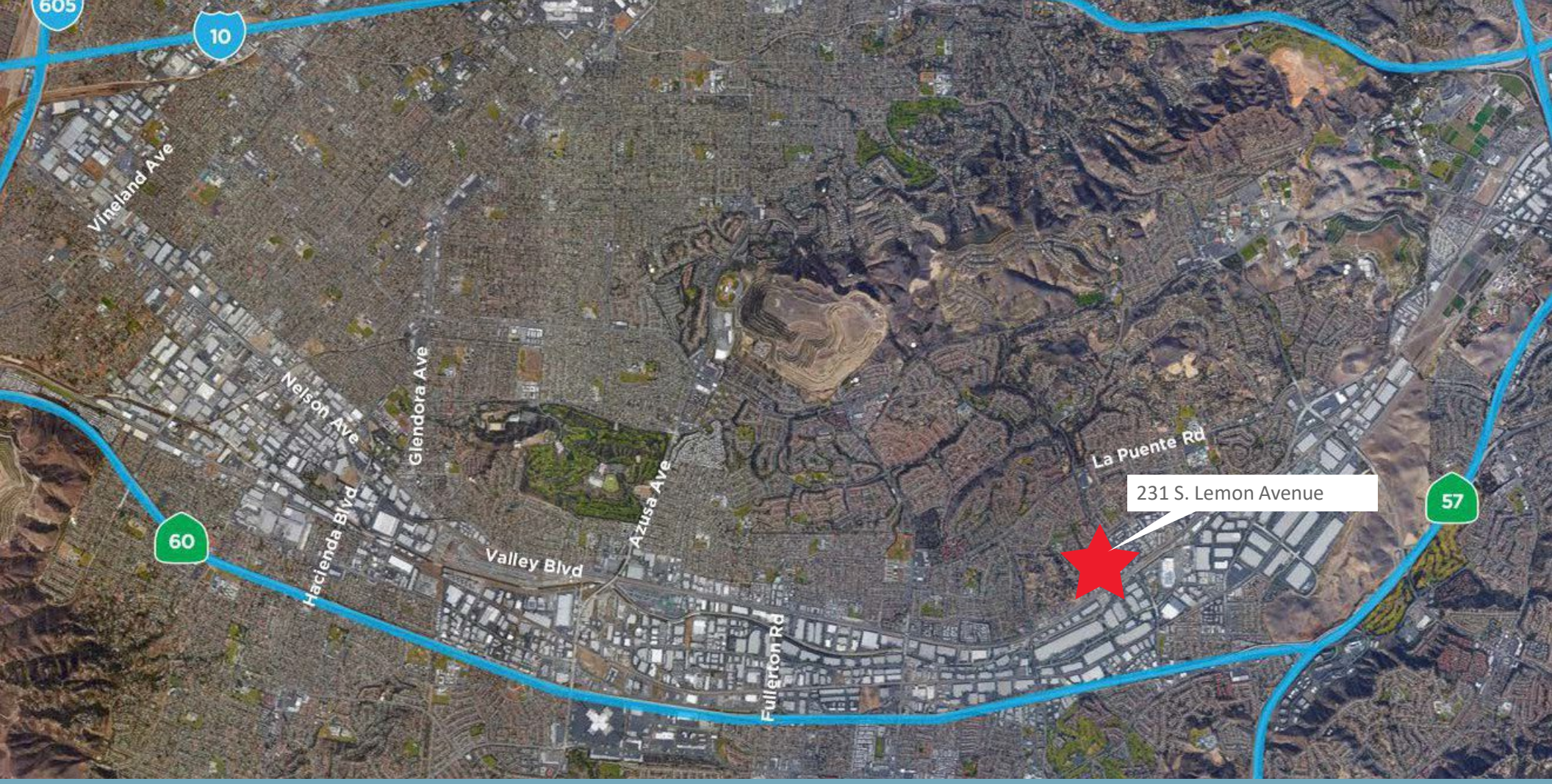
±56,805 SF Freestanding Distribution Building

FOR LEASE

231 S. Lemon Avenue | Walnut, CA

CUSHMAN & WAKEFIELD

KARNEY PROPERTIES



PROPERTY HIGHLIGHTS

- 56,805 SF Distribution Building on 153,766 SF of land
- 153 Auto Parking Spaces
- 8 DH Positions, 2 GL Doors
- 5,911 SF of Class A, Two Story Office Space
- Two Loading Truck Courts
- 26’ Warehouse Ceiling Clearance
- Calculated Sprinkler System
- 800 Amps (expandable), 277/480 Volts
- Institutional Ownership & Management

AREA AMENITIES

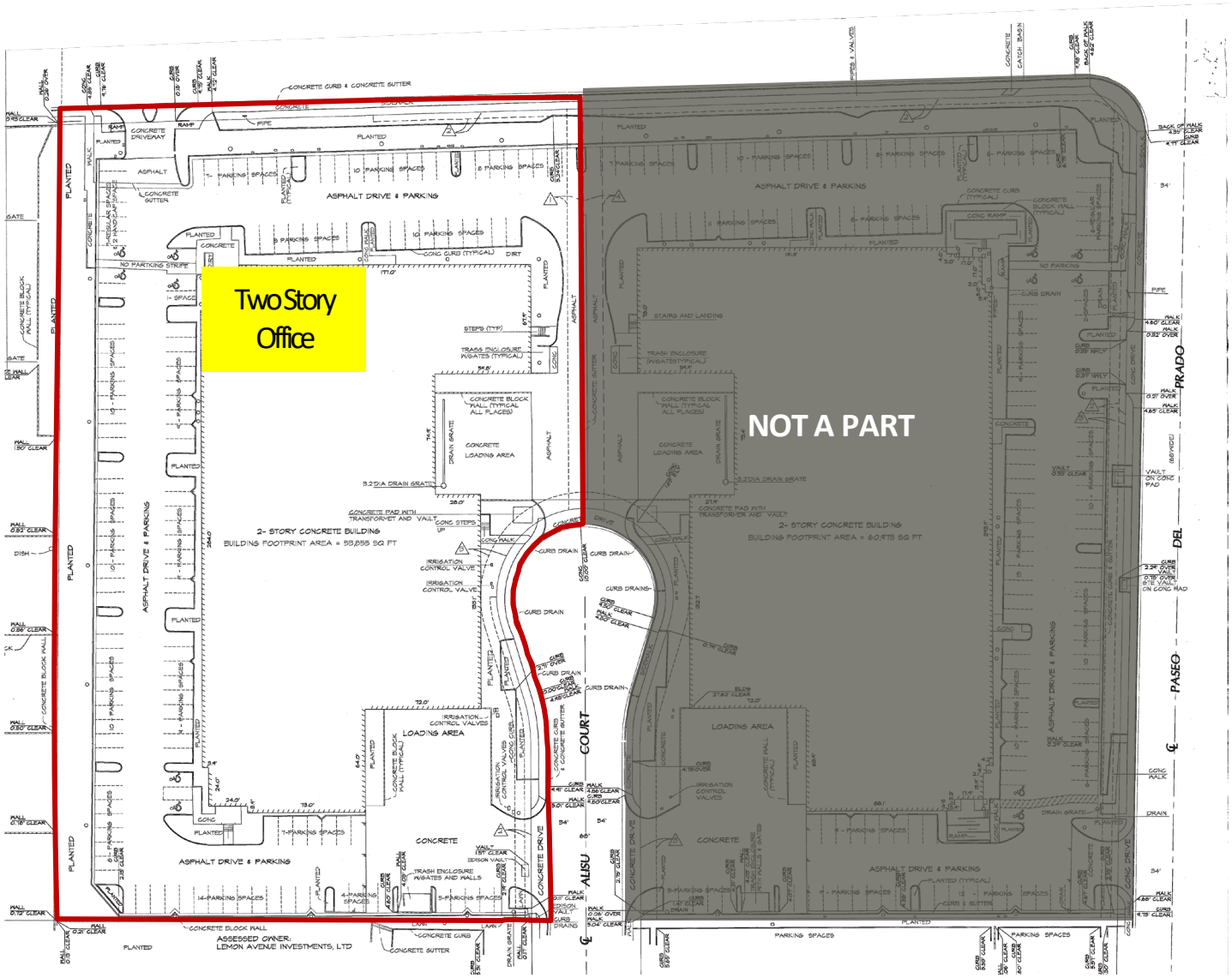
- Outstanding Walnut Location
- Immediate Access to (60), (57), (71) and (10) Freeways
- Nearby Retail Amenities
- High Profile Address
- Adjacent to US Post Office

AERIAL



SITE PLAN

231 S. LEMON AVENUE, WALNUT









LEASING CONTACTS

Chris Tolles
Executive Managing Director | Brokerage
+1 213 955 5129
chris.tolles@cushwake.com
License: 01459899

Tim Wallace
Executive Director | Brokerage
+1 213 955 5108
tim.wallace@cushwake.com
License: 01779950

Erik Larson
Executive Managing Director | Brokerage
+1 213 955 5126
erik.larson@cushwake.com License: 01213790

CUSHMAN & WAKEFIELD

900 Wilshire Boulevard, Suite 2400
Los Angeles, CA 90017
+1 213 955 5100
License: 0061635

Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.