

FOR LEASE

~~\$3.25~~ **\$2.95/SF NNN**

Approx. 17,875 SF

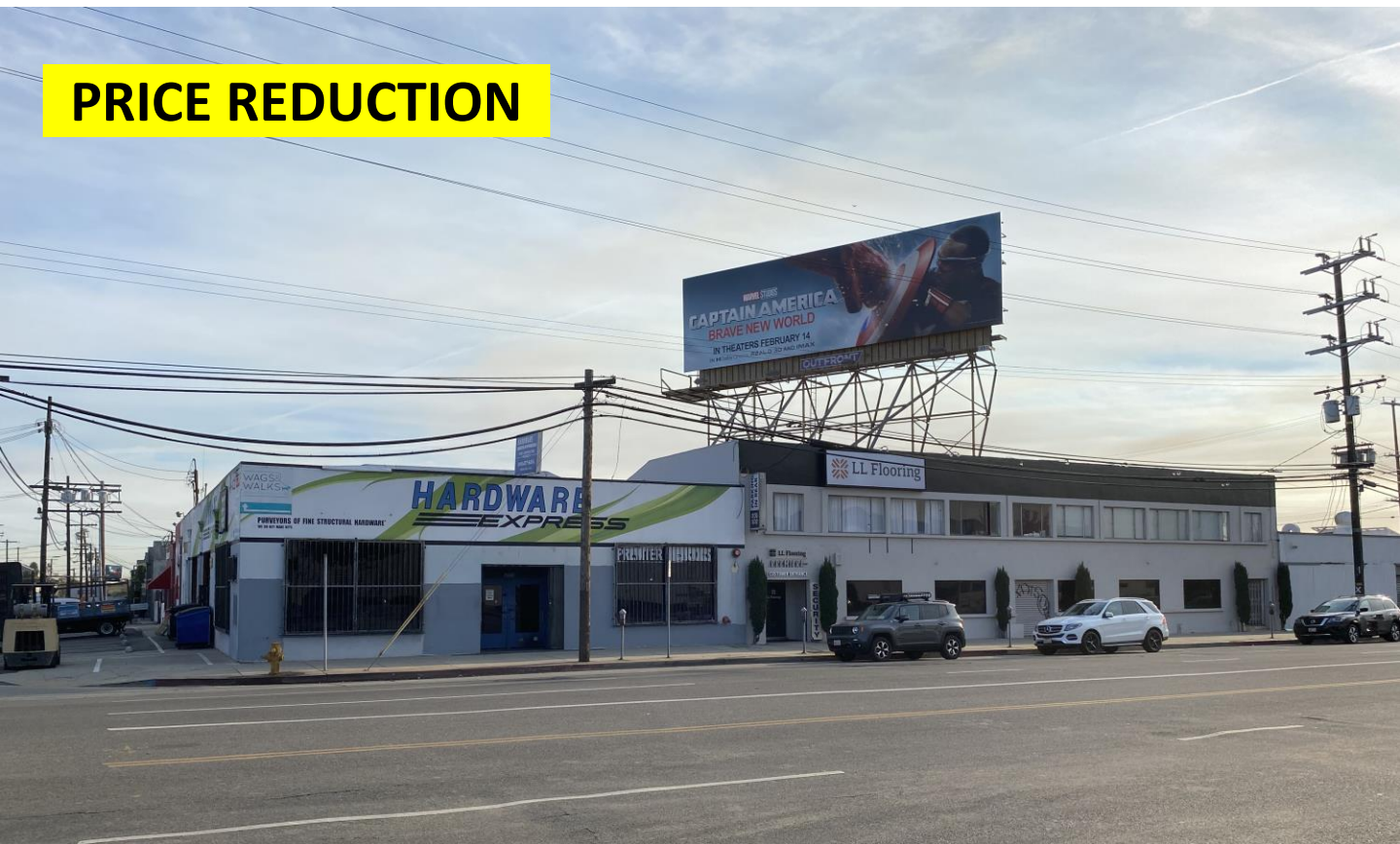
Divisible to 11,570 SF

[industrial/retail/flex/warehouse]

Major Olympic Boulevard Frontage – Full ½ Block

11600 W Olympic Blvd | Los Angeles, CA

PRICE REDUCTION



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Property Description

Building SF	Approx. 17,875 SF (divisible to 11,570 SF)
Rental Rate	\$3.25 \$2.95 / SF NNN (Very Low Nets – Approx. \$0.20)
Parking	Approx 2:1,000 ratio, including gated, secure lot free of charge
Uses	Industrial, Flex, Retail, Warehouse

Property Features:

- Approx. 17,875 SF
- Divisible to 11,570 SF
- Gated and Secure Parking
- 14' min. clearance height
- Skylights
- Heavy Power
- Sprinklered
- Oversized GL Loading Door
- Partial Tapered Steel Beam Roof
- Major Frontage on Olympic Blvd, situated between Barry Ave & Federal Ave



