

# FREESTANDING INDUSTRIAL WAREHOUSE



## FOR LEASE

### ±10,000 SF

## 135 E. 35TH ST.

### LOS ANGELES | CA

**FOR MORE INFORMATION, CONTACT:**

**BRYAN ABAYAN**  
ASSOCIATE VICE PRESIDENT  
C: 310.883.8476  
babayan@daumcre.com  
DRE License: #02005294

**DAVID MUIR**  
EXECUTIVE VICE PRESIDENT  
P: 213.270.2244  
dmuir@daumcre.com  
DRE License: #01210653

## PROPERTY HIGHLIGHTS



±10,000 SF  
Freestanding Warehouse



±12,500 SF (±0.29 AC)  
Lot Size



One (1)  
Ground-Level Door



24'  
Clear Height

Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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### PARCEL MAP

### PROPERTY HIGHLIGHTS

- Lease rate: \$13,500/Mo Gross (\$1.35/SF)
- 24' Clear Height
- Sprinklered
- Tilt-Up Construction
- Stand Alone Building
- Power A: 600 V: 240 0: 3
- 1 Ground-Level Loading Door (13' x 20')
- 18 Car Private Gated Secure Parking Spaces
- ±3,200 SF Office with 5 Offices
- Three (3) Restrooms
- Office HVAC
- Fenced/Paved Yard
- LA M1 Zoning
- Vacant Now
- 3–5 Year Term
- Easy access to DTLA, USC, Vernon, Arts District, Garment District, and the 10 / 5 / 60 / 710 / 101 / 110 Freeways



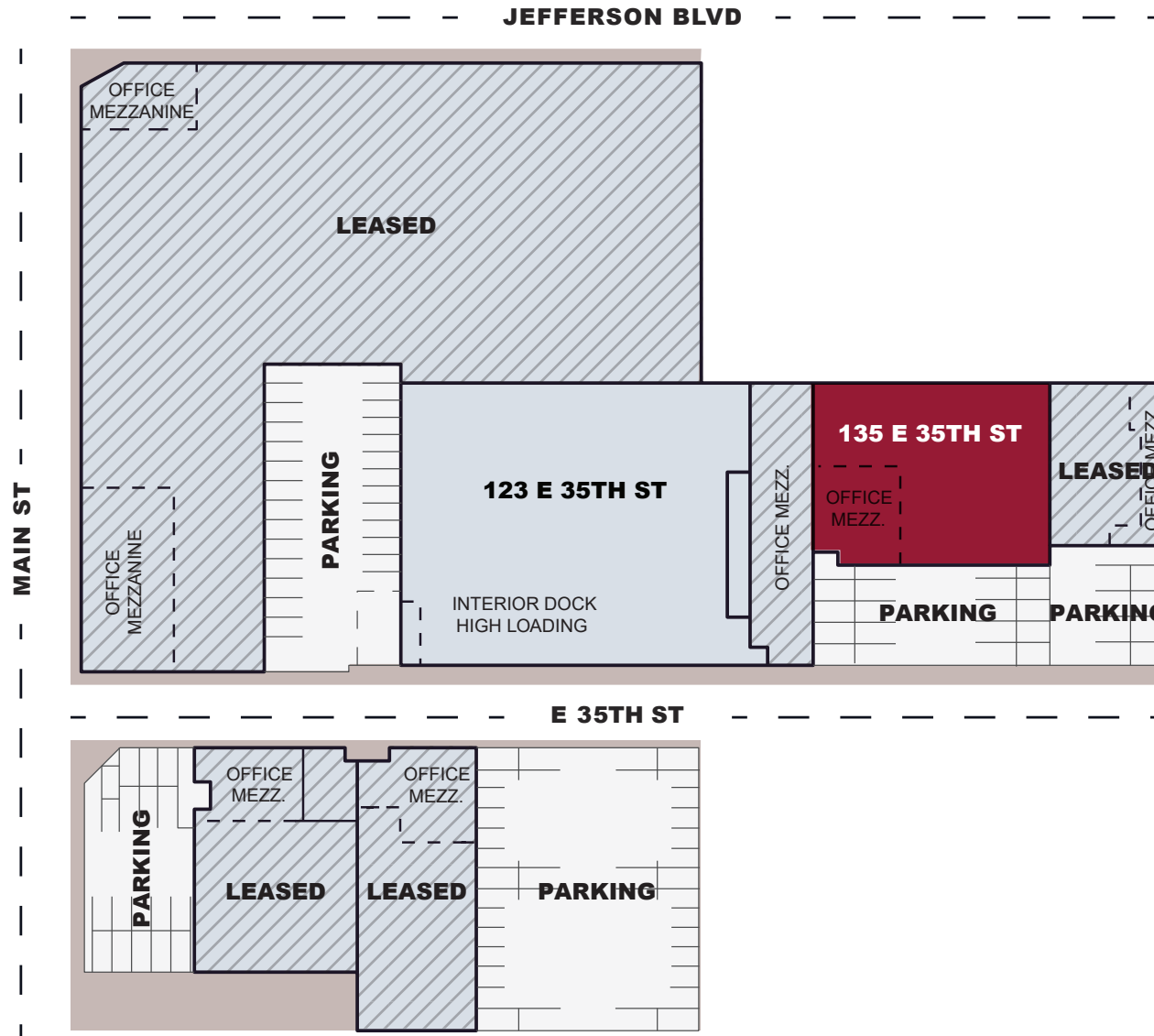
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### SITE PLAN



NOT TO SCALE

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**PHOTOS**



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**AMENITIES MAP**



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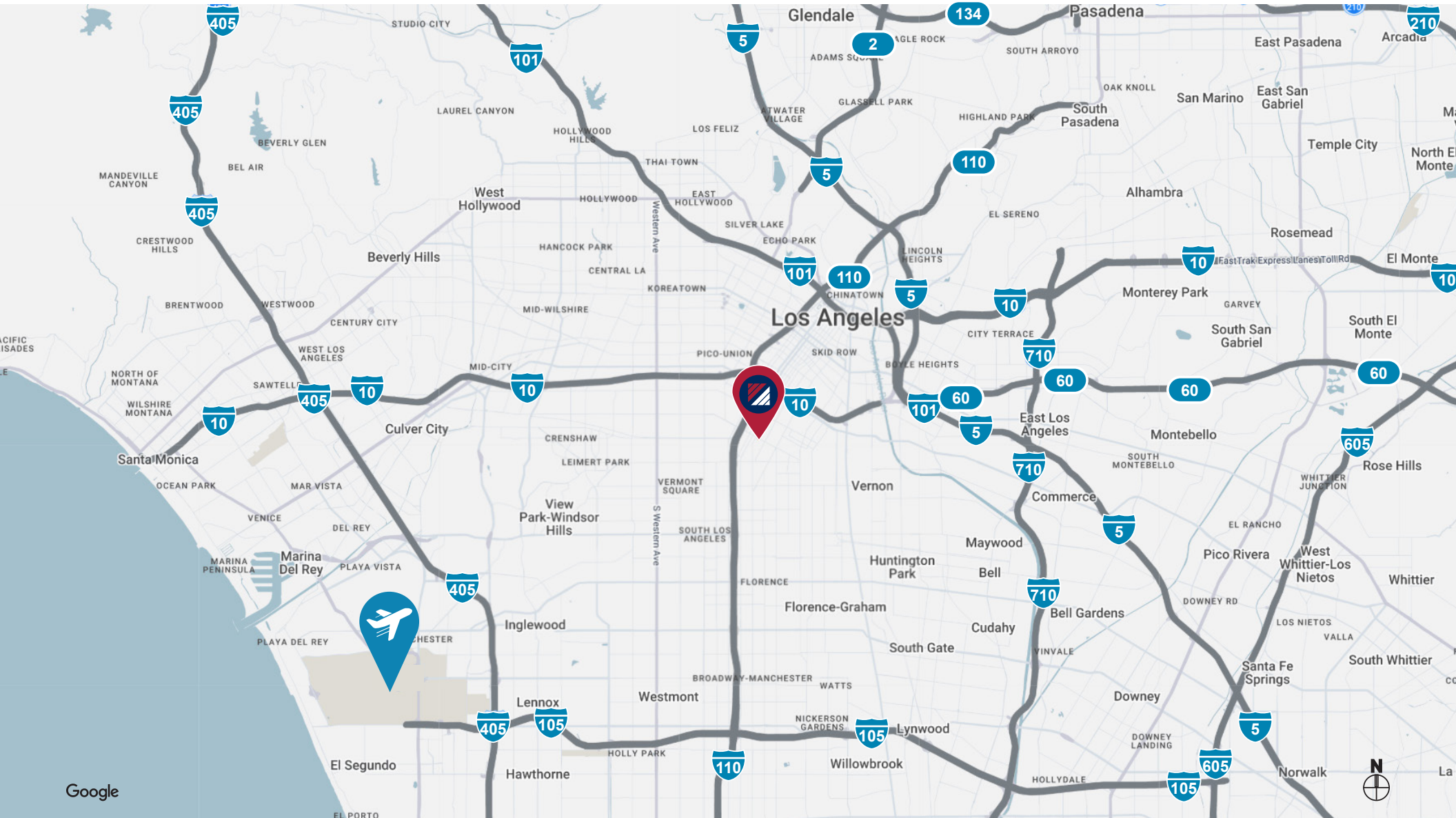
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### LOCATION MAP



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