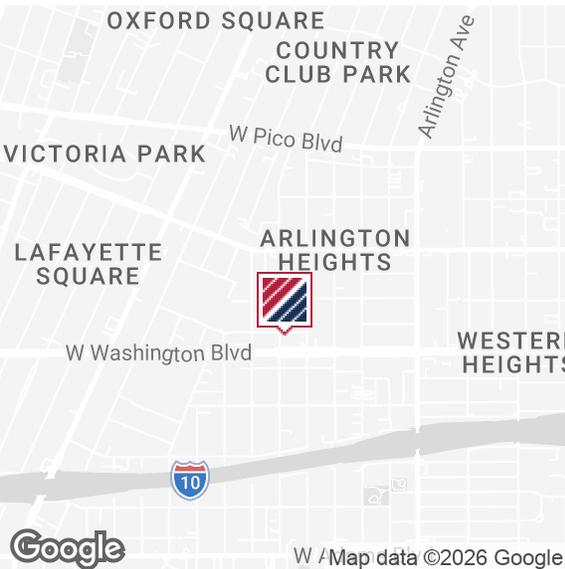


# 3521

W WASHINGTON BLVD  
LOS ANGELES | CA



## FOR LEASE

WAREHOUSE / RETAIL & EXCESS LAND



±8,476 SF  
AVAILABLE



±300 SF  
OFFICE SPACE



18 FT  
CLEAR HEIGHT



4  
GL LOADING DOORS

### PROPERTY HIGHLIGHTS

- \$0.95 / SF / Month (\$8,052.20) - Gross
- ±8,476 SF Building on ±20,001 SF Lot
- Free Standing Warehouse / Retail Building
- Large Gated Yard / Parking Lot
- 4 Ground Level Loading Doors
- Easy Freeway Access
- Easily Accessible Via Public Transportation
- Signalized Intersection
- 3 Restrooms
- Zoning: C2
- 20+ Parking Spaces 2.24:1,000 SF
- Year Built: 1947
- High Power (A: 800 V:240/120 0:3 W: 4)
- Excellent Last Mile Location

FOR MORE INFORMATION PLEASE CONTACT:

**BRYAN ABAYAN**

ASSOCIATE VICE PRESIDENT

P: 310.883.8476

babayan@daumcre.com

CADRE #02005294

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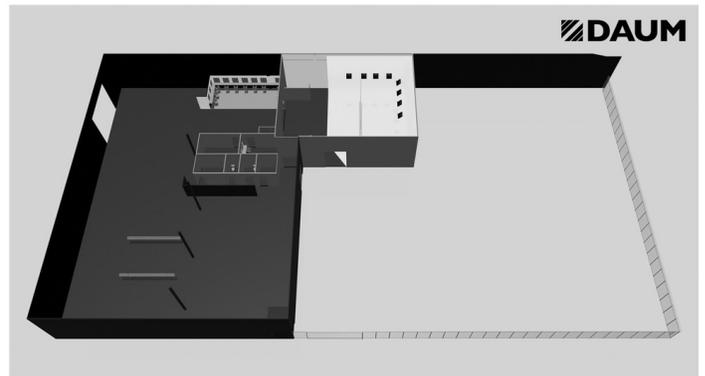
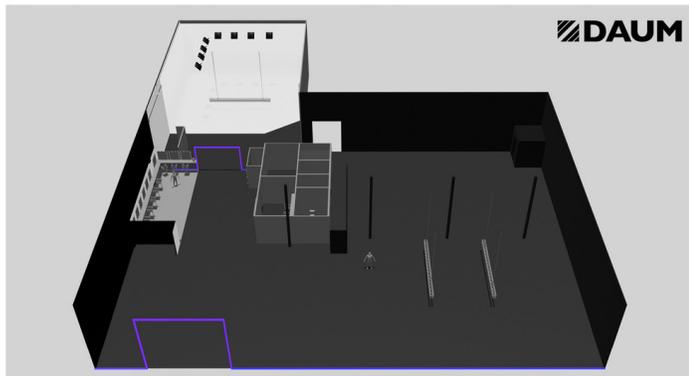
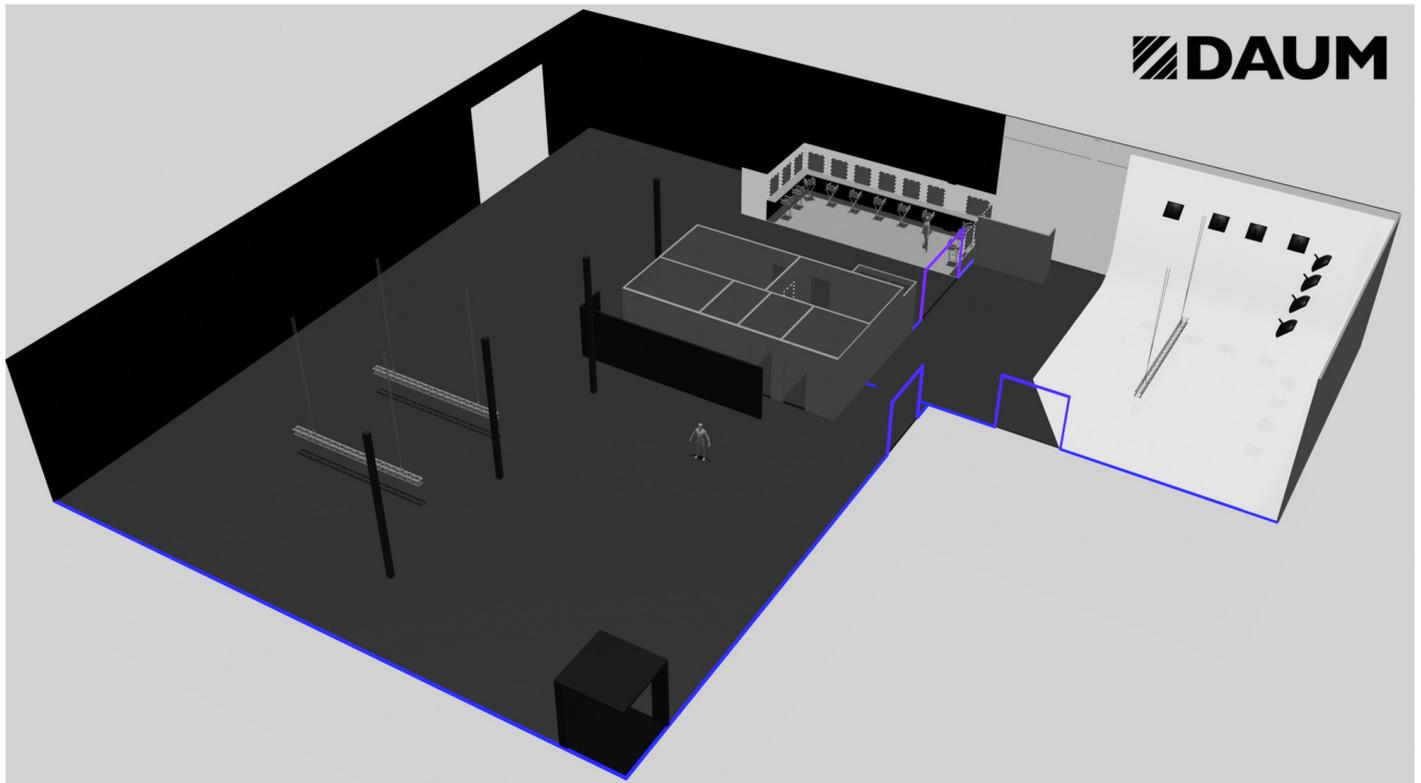
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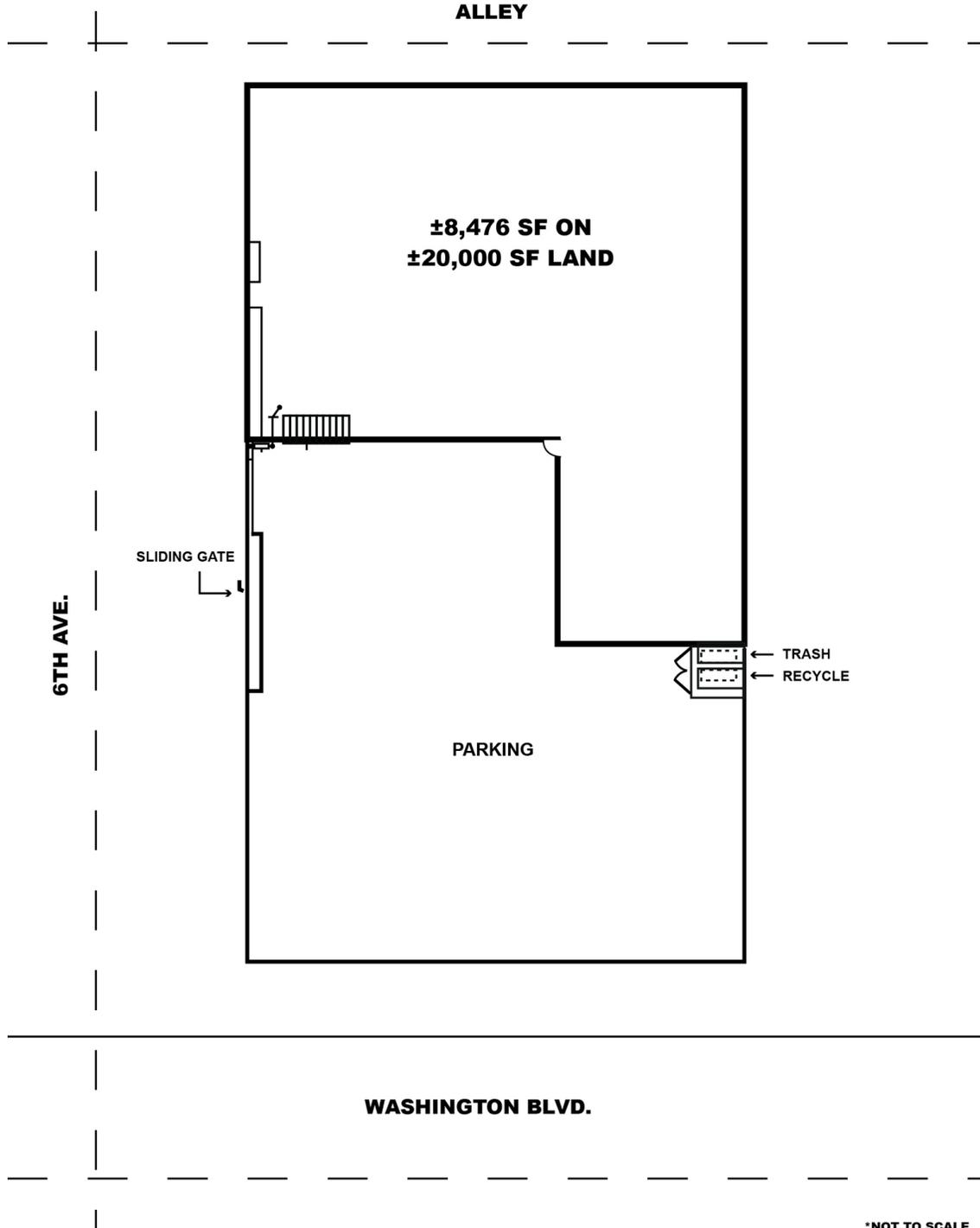
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