



Address: 621 Hindry Ave, Inglewood, CA 90301
Cross Streets: Hindry Ave/Hillcrest Blvd

Minutes to LAX
 Quick Access to 405/105 Freeways
 Clean Dock High Unit (Bobtails Only)
 Well Maintained Business Park

Lease Rate/Mo: \$7,805
Lease Rate/SF: \$1.90
Lease Type: Gross / Op. Ex: \$0.20
Available SF: 4,108 SF
Minimum SF: 4,108 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: WVTOD

Sprinklered: No
Clear Height: 14'-16'
GL Doors/Dim: 0
DH Doors/Dim: 1 / 12'x13.5'
A: 125 **V:** 120/240 **O:** 3 **W:** 1
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1979
Whse HVAC: No
Parking Spaces: 5 / **Ratio:** 1.2:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 485 SF / 2
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available:
Unfinished Mezz: 0 SF
Include In Available:
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: LAX Area
APN#: 4126015004

Listing Company: The Klabin Company
Agents: [Courtney Bell 310-329-9000](mailto:Courtney.Bell@klabin.com)
Listing #: 41747416

Listing Date: 01/13/2025

FTCF: CB300N300S000/A0AA

Notes: No access for trucks larger than 30 feet. CAM is an additional \$0.20 psf, per month, subject to annual reconciliation. Clear height 14'-16'. Lessee to verify all information contained herein.



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



KLABIN.COM

19700 S. VERMONT AVENUE, SUITE 100
 TORRANCE, CA 90502

DRE 00824993

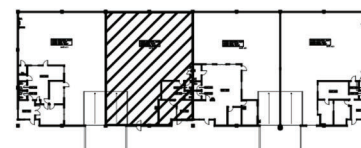
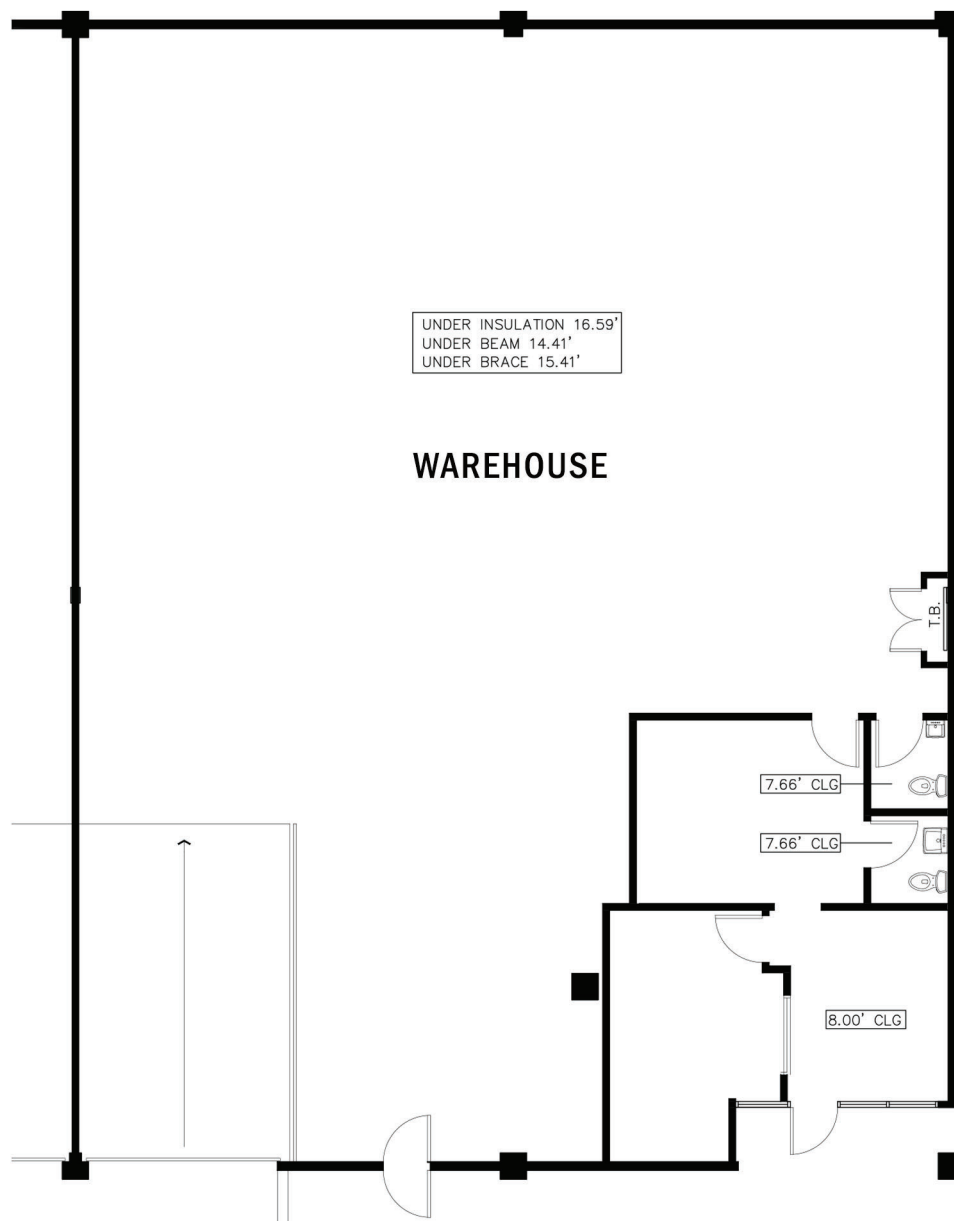
310.329.9000





SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE



KEY PLAN



MAXXAM
ENTERPRISES