

FOR SALE/LEASE

**±6,250 SF INDUSTRIAL BUILDING
ON ±6,245 SF OF LAND**

PRICE REDUCTION: NEW PRICE IS \$1,475,000

RATE REDUCTION: \$6,500 / MONTH GRS (\$1.04 PSF)



3805 AVALON BLVD | LOS ANGELES | 90011

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±6,250 SF INDUSTRIAL BLDG ON ±6,245 SF OF LAND

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Heavy Power



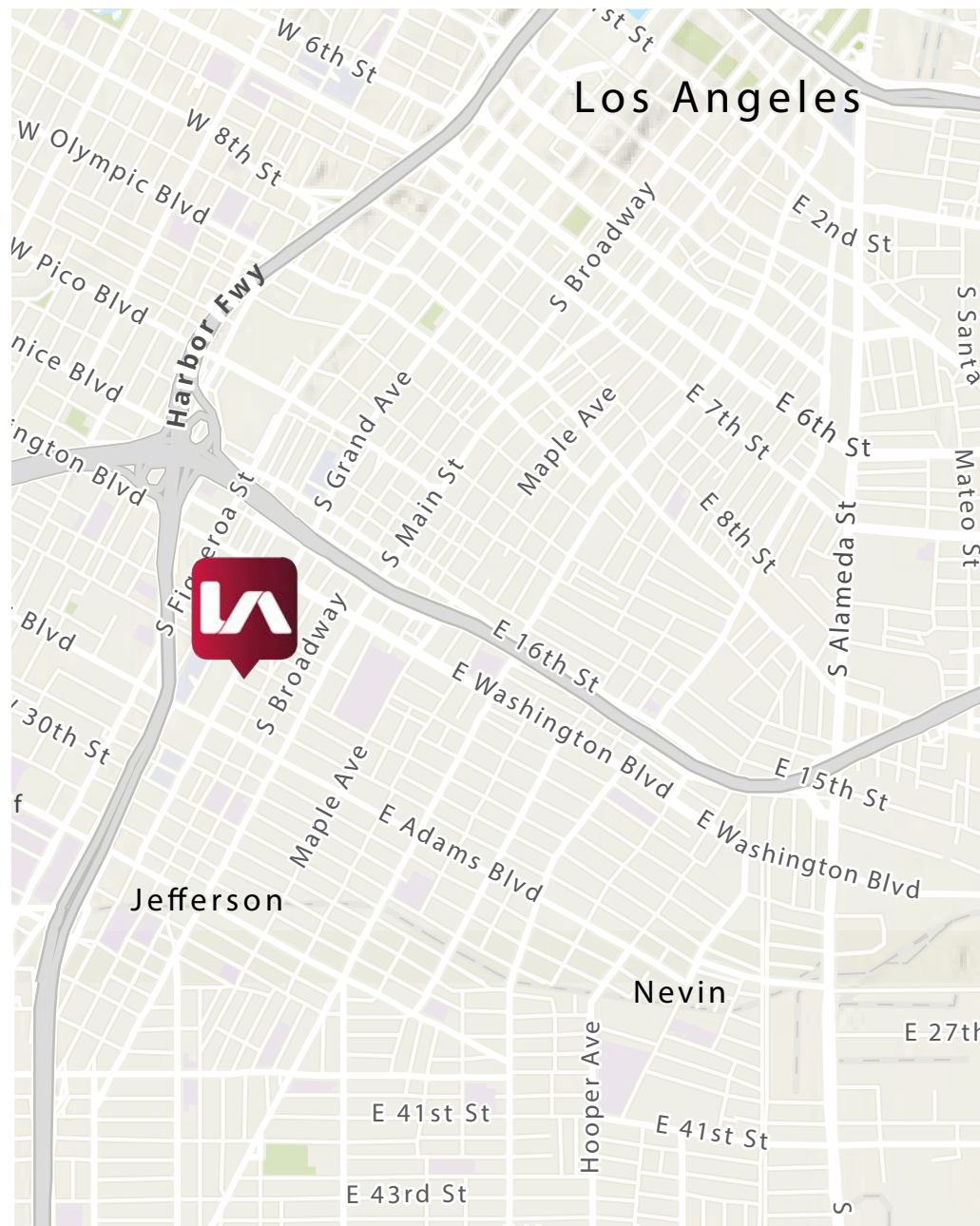
Minutes to
DTLA & USC



Clear Span

PROPERTY INFORMATION

Available SF	±6,250 SF	Vacant	Yes
Minimum SF	±6,250 SF	Rail Service	No
Clear Height	12'	GL Doors	1
Sprinklered	No	DH Doors	0
Prop Lot Size	±6,245 SF	Construction Type	Masonry
Term	Acceptable to Owner	Year Built	1934
Yard	No	Specific Use	Warehouse/ Office
Lease Type	Gross	Warehouse AC	No
Office SF	±286 SF	Zoning	CM
Restrooms	1	Market/Submarket	CBD
Possession Date	Immediate	APN	5121-008-014
		Power	A: 400 V: 240 O: 3 W: 4



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AERIAL



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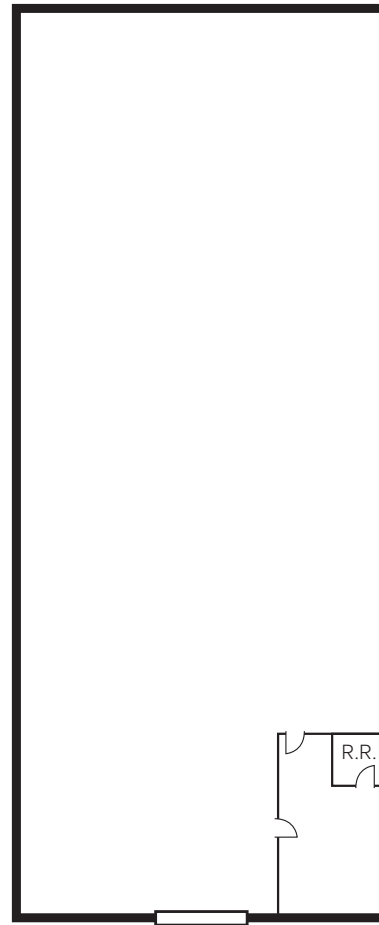
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SITE PLAN



AVALON BLVD

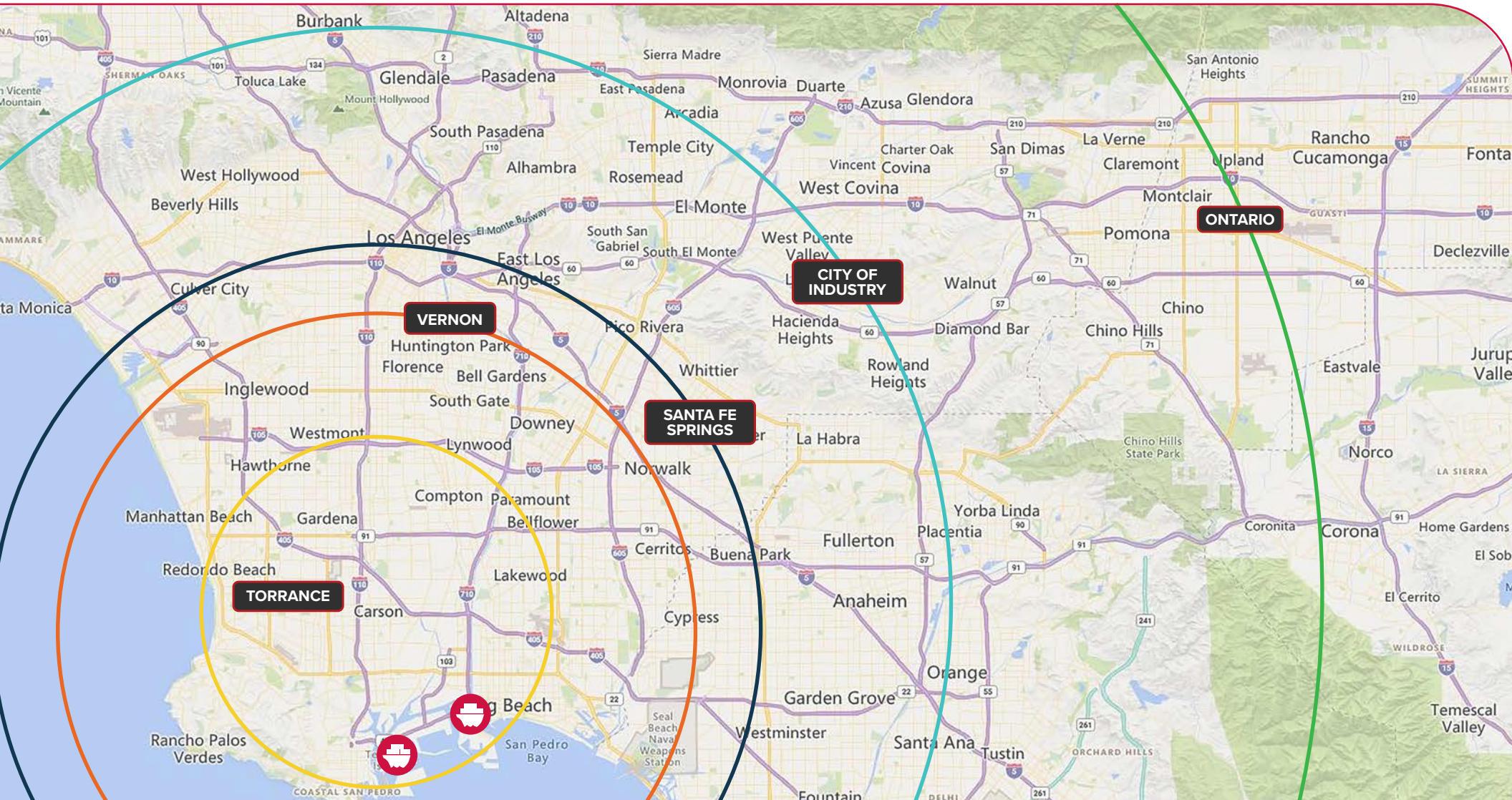


NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

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LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

Buyer/Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Buyer/Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Buyer/Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Buyer/Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Buyer/Tenant obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies. [SELL ONLY]: Seller to verify all tax implications of the sale with the accountant or attorney of their choice.