

INDUSTRIAL PROPERTY FOR LEASE

5,468± SF Building Available



5574 ALHAMBRA AVE, LOS ANGELES, CA 90032

**5574 ALHAMBRA AVENUE
LOS ANGELES, CA 90032**

Property Highlights

- Large open floor-plan warehouse available for immediate occupancy
- Sawtooth roof with abundant natural light
- One (1) front 8' x 10' ground level loading door, and two (2) rear 10' x 10' ground level doors
- ±500 SF office with two (2) restrooms
- ±400 SF bonus mezzanine
- Rear yard possible (contact agent for details)
- Motivated landlord—all reasonable offers accepted

Property Details

Building Area:	5,468± SF
Land Area:	5,303± SF
Year Built:	1954
Zone:	LA MR1-1VL
Land Use:	Light Industrial
APN:	5220-028-007

Location Details:

- Just west of Concord Avenue
- Situated between Valley Blvd and Huntington Drive
- Close proximity to the I-10, 710 and I-5 freeways
- Adjacent to Lincoln Heights, Alhambra, Monterey Park, and South Pasadena
- Seven (7) miles from Downtown Los Angeles

Asking Rent: \$7,655 Per Month (\$1.40 Per SF)

Proposed Term: 3-5 Years

Annual Escalations: 3.5%



Rear of Building



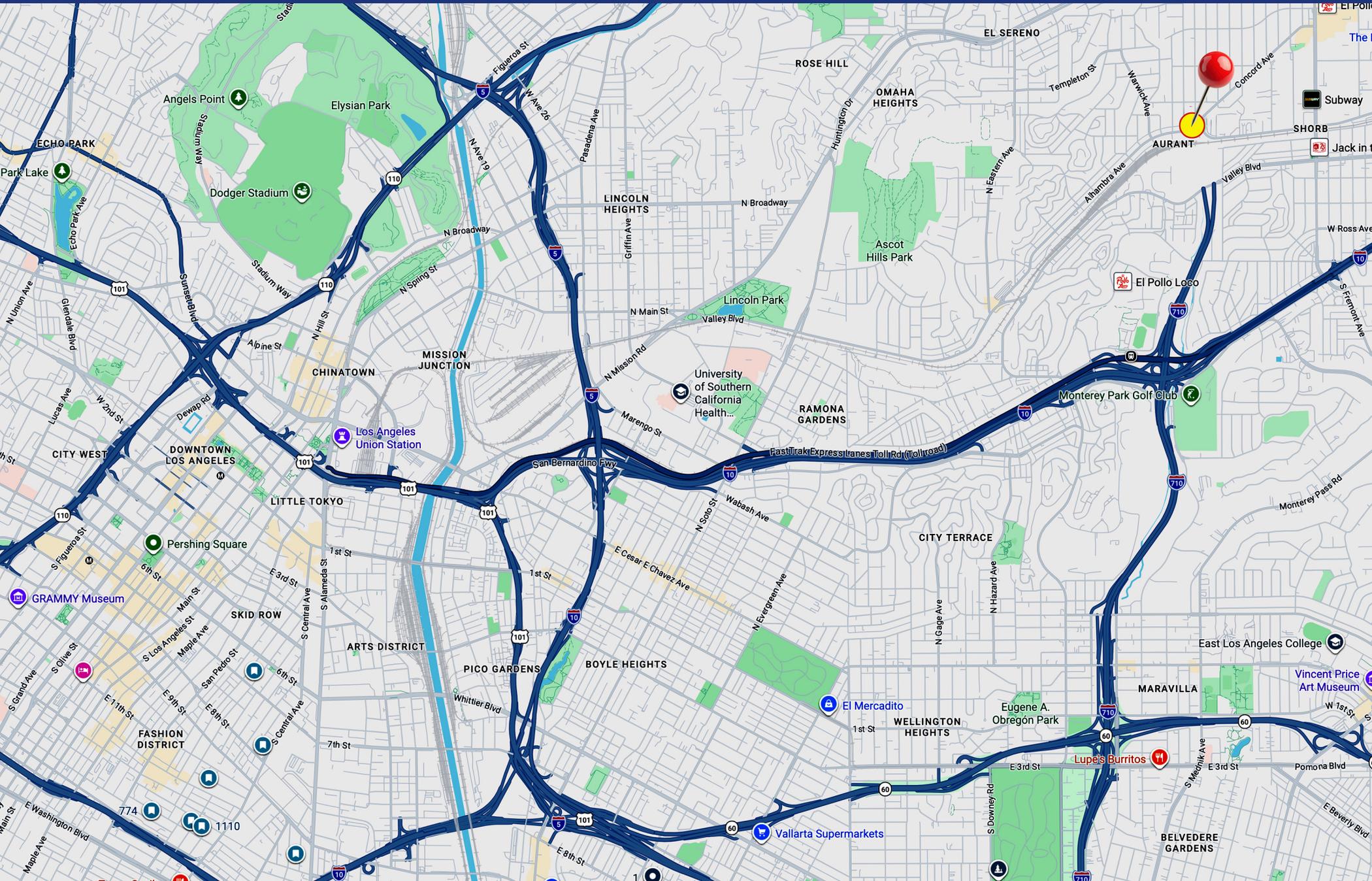
AERIAL PHOTO

5574 ALHAMBRA AVE
5,468± SF Industrial Building
Available For Lease at
\$7,655 Per Month Gross



Alhambra Avenue

AREA MAP



FOR LEASE

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Cole D Gee
Sales Associate
213.222.1208 office
805.404.5883 mobile
cole@majorproperties.com
Lic. 02009034



Samuel P Luster
Sales Associate
213.222.1200 office
818.584.4344 mobile
sam@majorproperties.com
Lic. 02012790

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