

**227 WEST 140TH STREET,
LOS ANGELES, CA 90061**

ONE MONTH FREE RENT W/ 2-3 YRS TERM!

INDUSTRIAL LEASE FOR WAREHOUSE & MANUFACTURING USE

PROPERTY HIGHLIGHTS

- 24,060 SF INDUSTRIAL BUILDING
- LOT SIZE 0.98 AC/ 42,689 SF
- POWER A800, V 120/280, O3, W4
- 18' HEIGHT CLEARANCE
- 2 DOCK HIGH & 2 GROUND LEVEL LOADING
- PARKING AVAILABILITY:
28 SPACES ON THE SIDE +
9 SPACES IN THE FENCED BACKYARD
- APN: 6132-043-083
- ZONE: M-1.5-IP
- UNINCORPORATED LOS ANGELES

**LOGISTIC, STORAGE, OFFICE, MANUFACTURING
OPERATION AVAILABLE!**

CALL/EMAIL TO TOUR THE BUILDING!

**RATE: \$1.24/SF NNN
(Op Ex: \$0.16/SF)**





INDUSTRIAL OFFICE | WAREHOUSE FOR LEASE

PROPERTY HIGHLIGHTS

- WAREHOUSE 18,500 SF
- OFFICE MAIN 4,551 SF
- STORAGE 1,009 SF (CONVERTIBLE TO WAREHOUSE)
- OFFICE NEWLY PAINTED IN 2026!!!
- NEW OFFICE TI BUILD-OUT IN 2015
- LARGE BUILT-IN CABINETS IN ROOMS
- BACKYARD: GATED WITH FENCE, BUILT-IN RACKS
- PRIVATE EV CHARGING STATION
- PARKING LOT PAVING UPGRADE
- WAREHOUSE LIGHTING UPGRADE



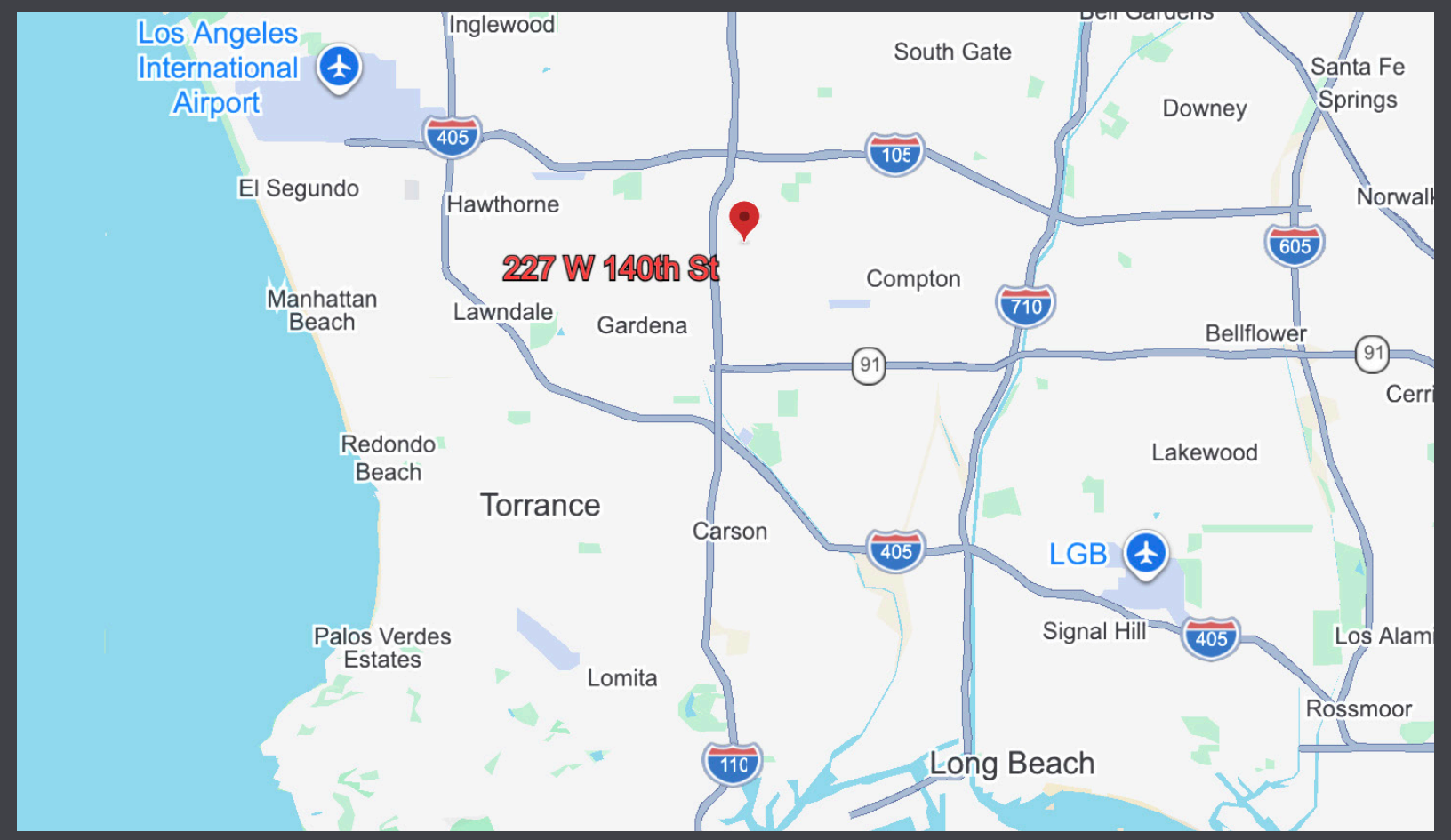
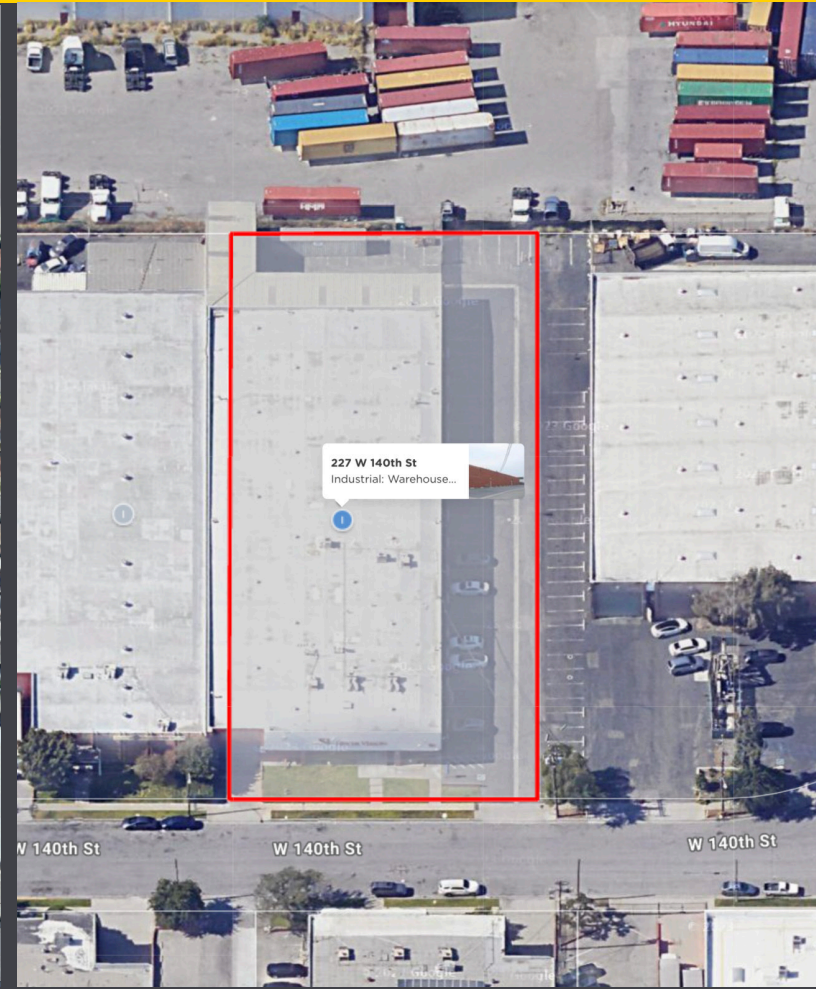
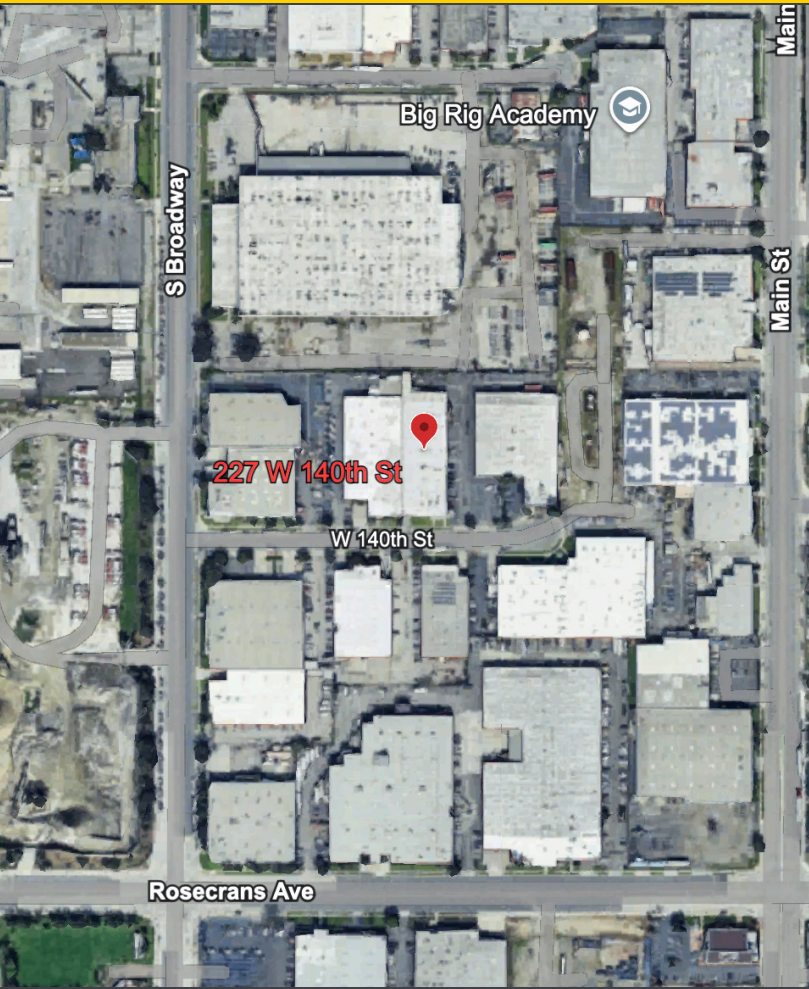
Clara Lee (Broker)

M. 714-745-2482

claralee@EMVisionInnovex.com

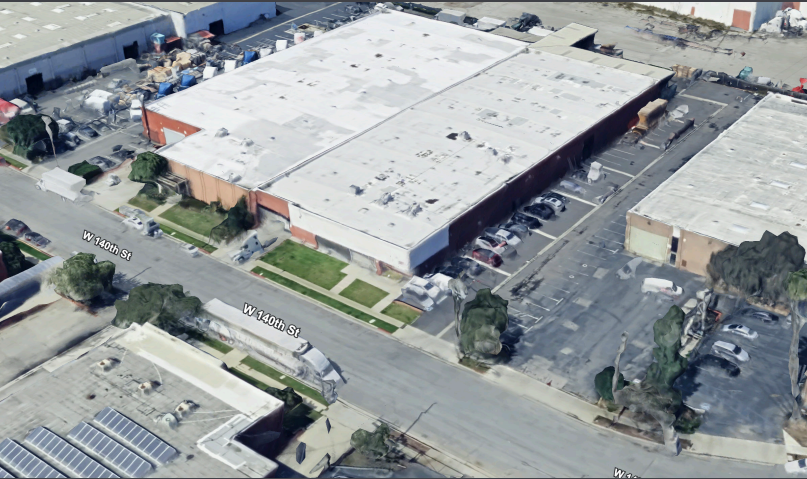
CA DRE Lic. #01924527

**BEST LOCATION!!! EACH ACCESS @ FWY 91, 105, 110
to LA DOWNTOWN, LAX & LONG BEACH**



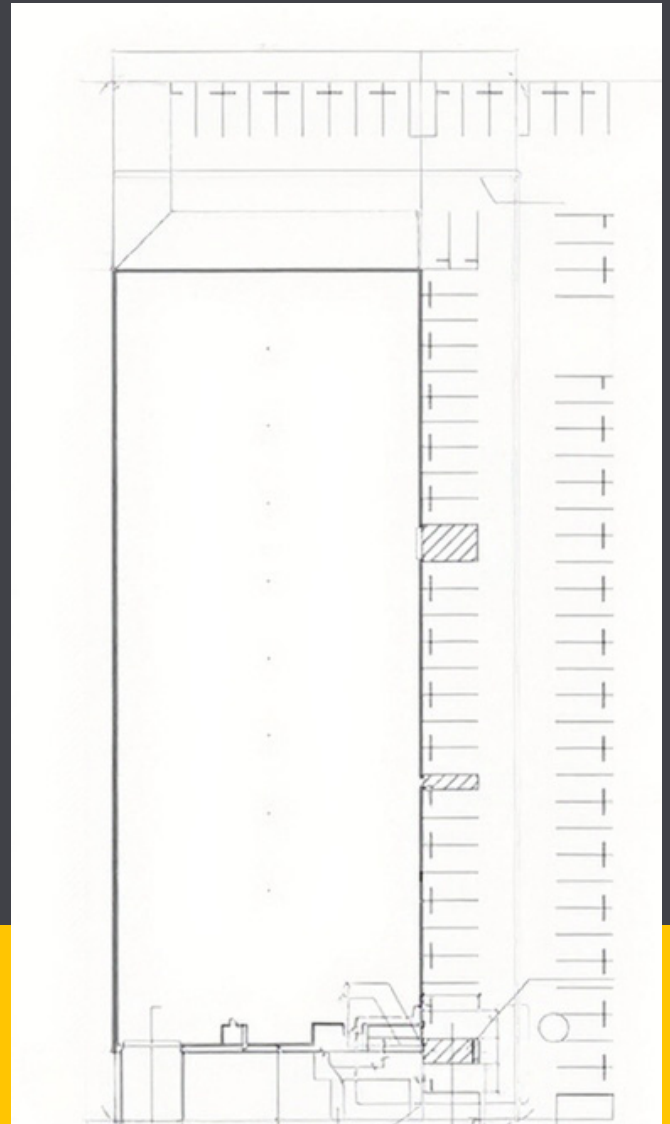
**227 WEST 140TH STREET,
LOS ANGELES, CA 90061**

3D FRONT & BACK VIEW



INDUSTRIAL LEASE FOR WAREHOUSE & MANUFACTURING USE

OFFICE FLOOR PLAN & SITE PLAN



Broker Clara Lee

M. 714-745-2482

claralee@EMVisionInnovex.com

CA DRE Lic. #01924527