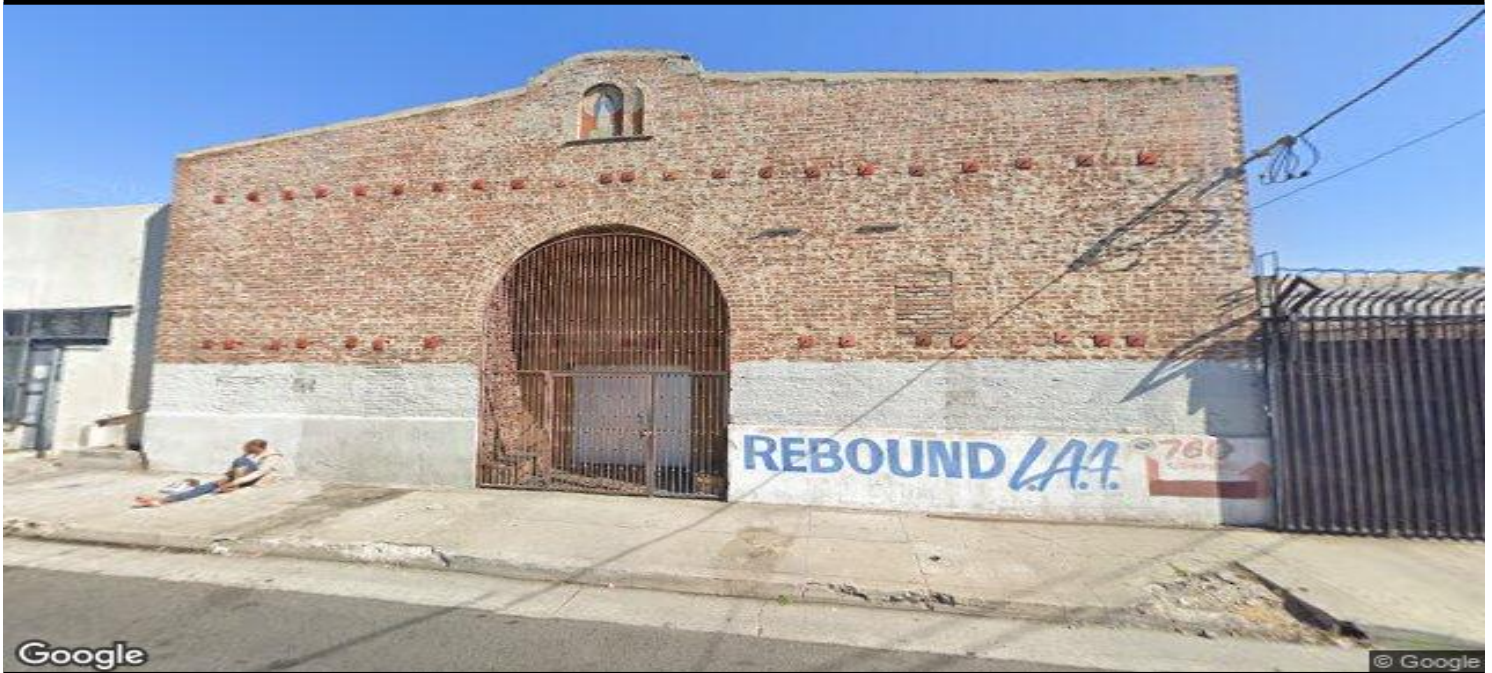


Available SF 6,000 SF

Industrial Leased

Building Size 6,000 SF



Address: 760 Gladys Ave, Los Angeles, CA 90021

Cross Streets: Gladys Ave/E 8th St

Rare, Small Manufacturing/Warehouse Space
Great Downtown Location Near 8th & San Pedro Streets
Ideal for Garment Use, Produce, Electronics, Storage, Etc.
2 Car Fenced Parking
800 Sq. Ft. Offices ? Ground Level Loading Door
20' Ceiling Height ? Zoned

Lease Rate/Mo: \$3,000
Lease Rate/SF: \$0.50
Lease Type: Gross
Available SF: 6,000 SF
Minimum SF: 6,000 SF
Prop Lot Size: 0.14 Ac / 6,250 SF
Term:
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard:
Zoning: M2

Sprinklered: No
Clear Height: 20'
GL Doors/Dim: 1
DH Doors/Dim: 0
A: 100 V: 0: W:
Construction Type: Masonry
Const Status/Year Blt: Existing / 1931
Whse HVAC:
Parking Spaces: / **Ratio:**
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 800 SF
Restrooms:
Office HVAC:
Finished Ofc Mezz:
Include In Available:
Unfinished Mezz:
Include In Available:
Possession:
Vacant:
To Show:
Market/Submarket: CBD
APN#: 5146002044

Listing Company:

Agents: [Ronnie Kim](#) , [Bradley Luster](#)

Listing #: 10510401

Notes:

Listing Date: 12/09/2011

FTCF: