

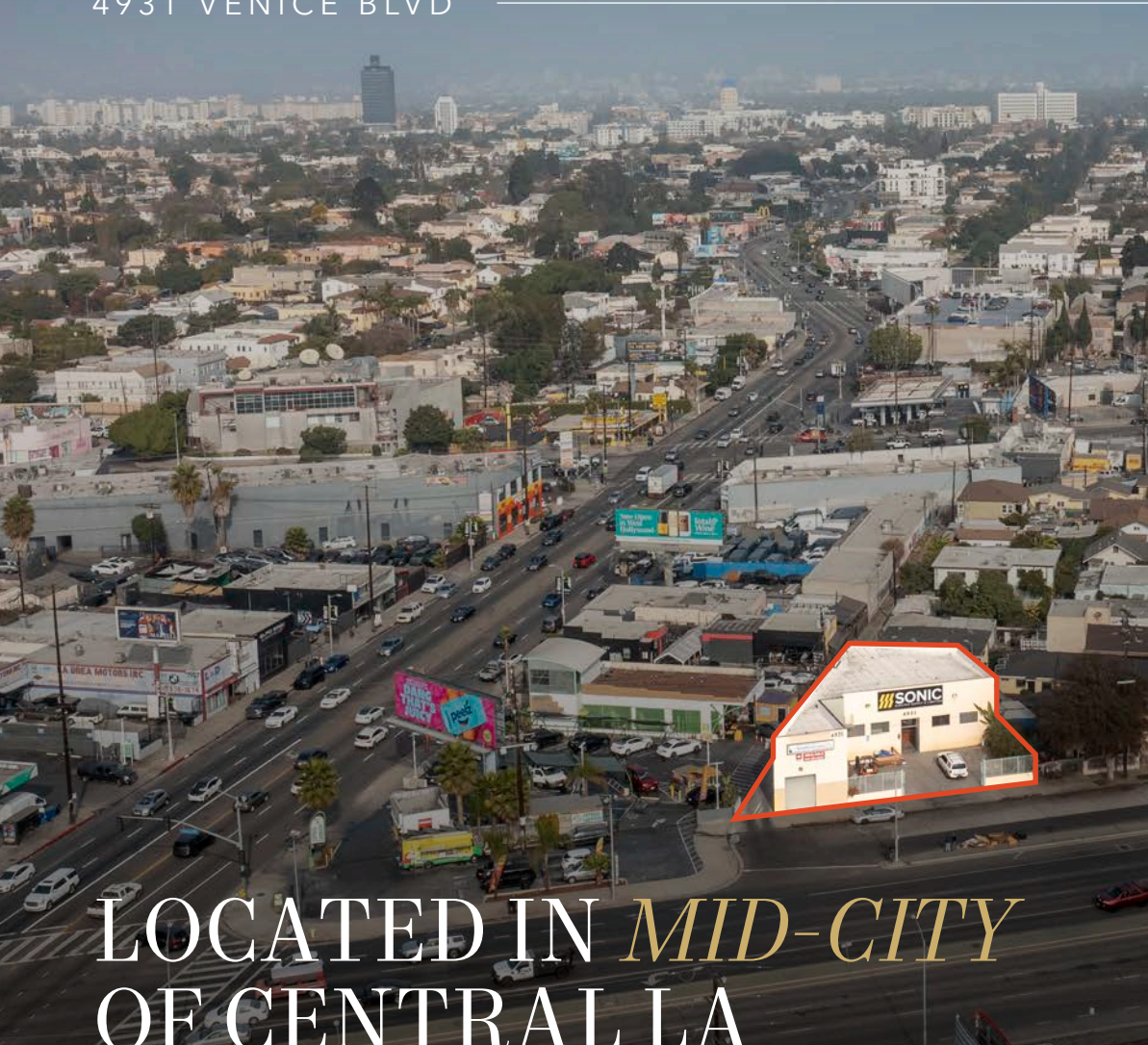
FOR LEASE | ±3,067 SF

4931 VENICE BLVD

LOS ANGELES, CA 90019



4931 VENICE BLVD



LOCATED IN *MID-CITY* OF CENTRAL LA

We are pleased to present ±3,067 square feet of a standalone warehouse with parking available and ±19' ceiling clearance available for lease.

AVAILABLE FOR LEASE

BUILDING SIZE	±3,067 SF
YEAR BUILT	1987
LEASE RATE	\$2.85/SF MG
CEILING HEIGHT	±19'
FLOOR PLAN	Open
STORAGE	Mezzanine
FLOORING	Concrete
DRIVE-INS	2 Grade Level Roll Up Doors
PARKING	6-8 Spaces Secured Gated Parking
POWER	N/A
LOT SIZE	±5,449 SF
ZONING	LAC2

±3,067 SF
AVAILABLE

\$2.85
LEASE RATE (PSF MG)

KIDDER MATHEWS



The subject property is strategically located in Mid-City just north of and minutes away from the 10 freeway and in close proximity to West Adams, Jefferson Park, Koreatown, Culver City, and Downtown Los Angeles.

This freestanding building built in 1987 offers $\pm 19'$ ceiling height with an open floor plan, double door entrance, two grade level roll up doors, secured gated parking for 6-8 cars, concrete floors and mezzanine storage, situated on a $\pm 5,449$ SF LAC2 zoned corner lot with alley access.

The facility is located on the corner of Venice Blvd and S Highland Ave and is in close proximity, and directly adjacent, to the major intersection of La Brea Ave and Venice Blvd. Being located off of Venice Blvd and La Brea offers heavy traffic and foot traffic and is also near local establishments such as Met Her at a Bar, Republique Café, Pasta Sisters, Pizzeria Sei, Mizlala West Adams, Tartine and Highly Likely Café, making this space deal for a wide array of warehousing, retail, service, and creative businesses in a vibrant and desirable neighborhood in Los Angeles.

For more information, please contact

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OFFERING HIGHLIGHTS

Strategic Mid City Location: situated in Mid-City in close proximity to West Adams, Jefferson Park, Koreatown, Culver City, Downtown LA, and the 10 freeway

High Visibility: next to the major intersection of La Brea Ave and Venice Blvd

Versatile Space: highly functional space with 19' CH on a corner lot with alley access

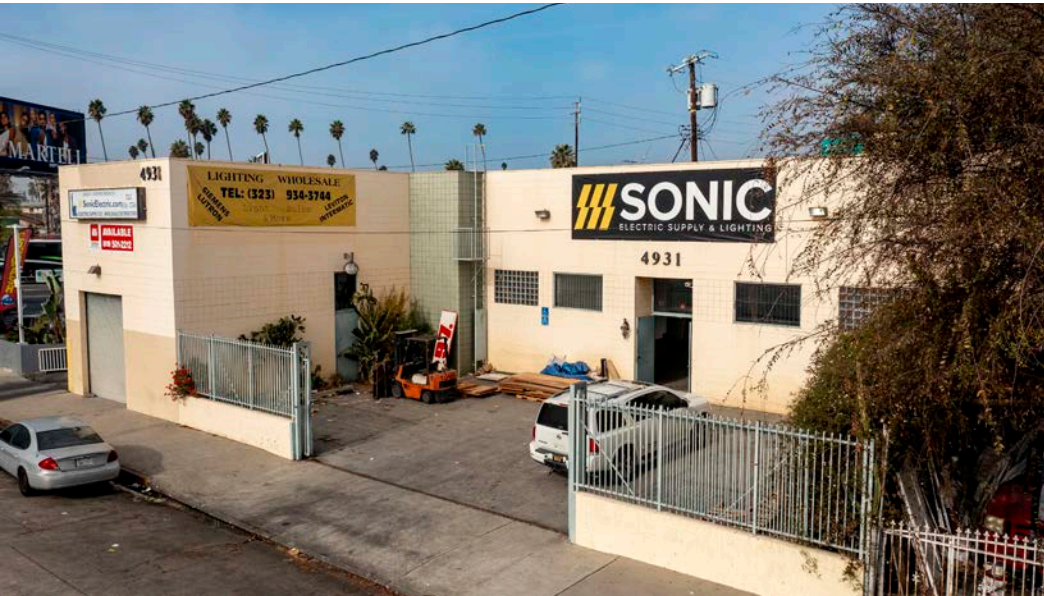
Attractive Lease Rate: \$2.85/SF MG

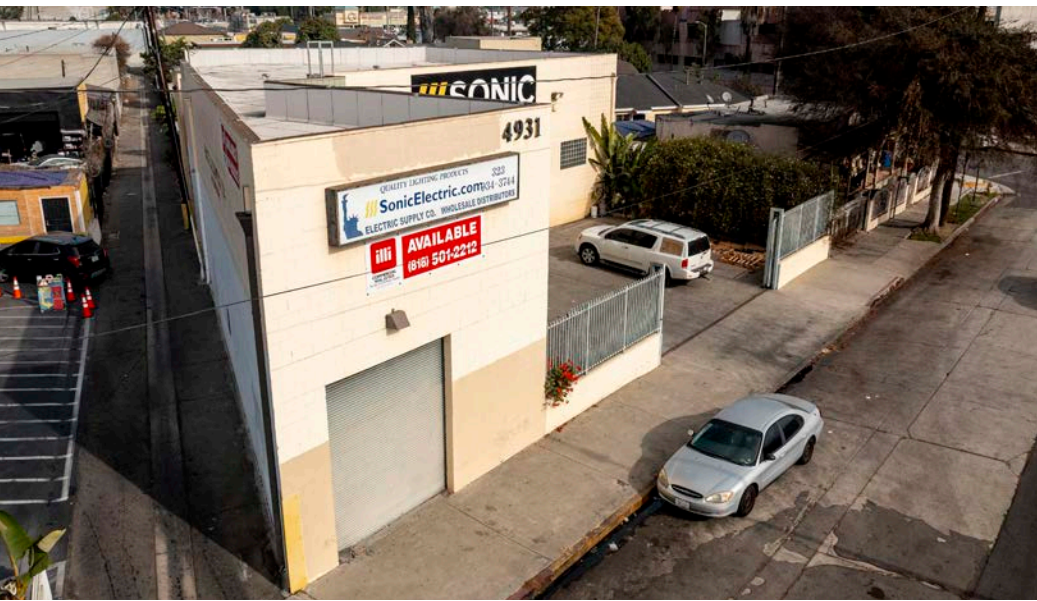
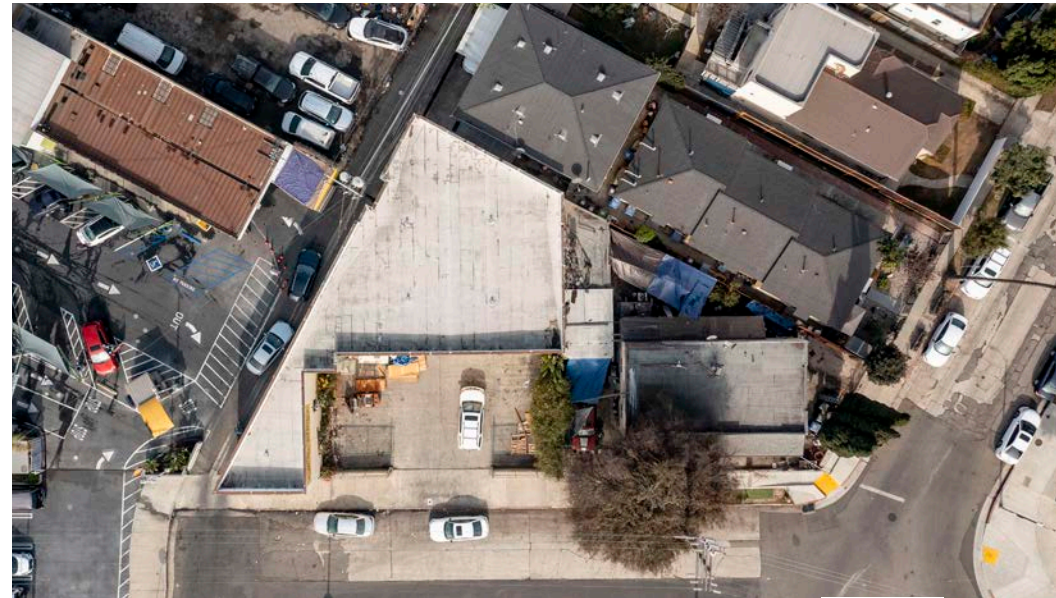
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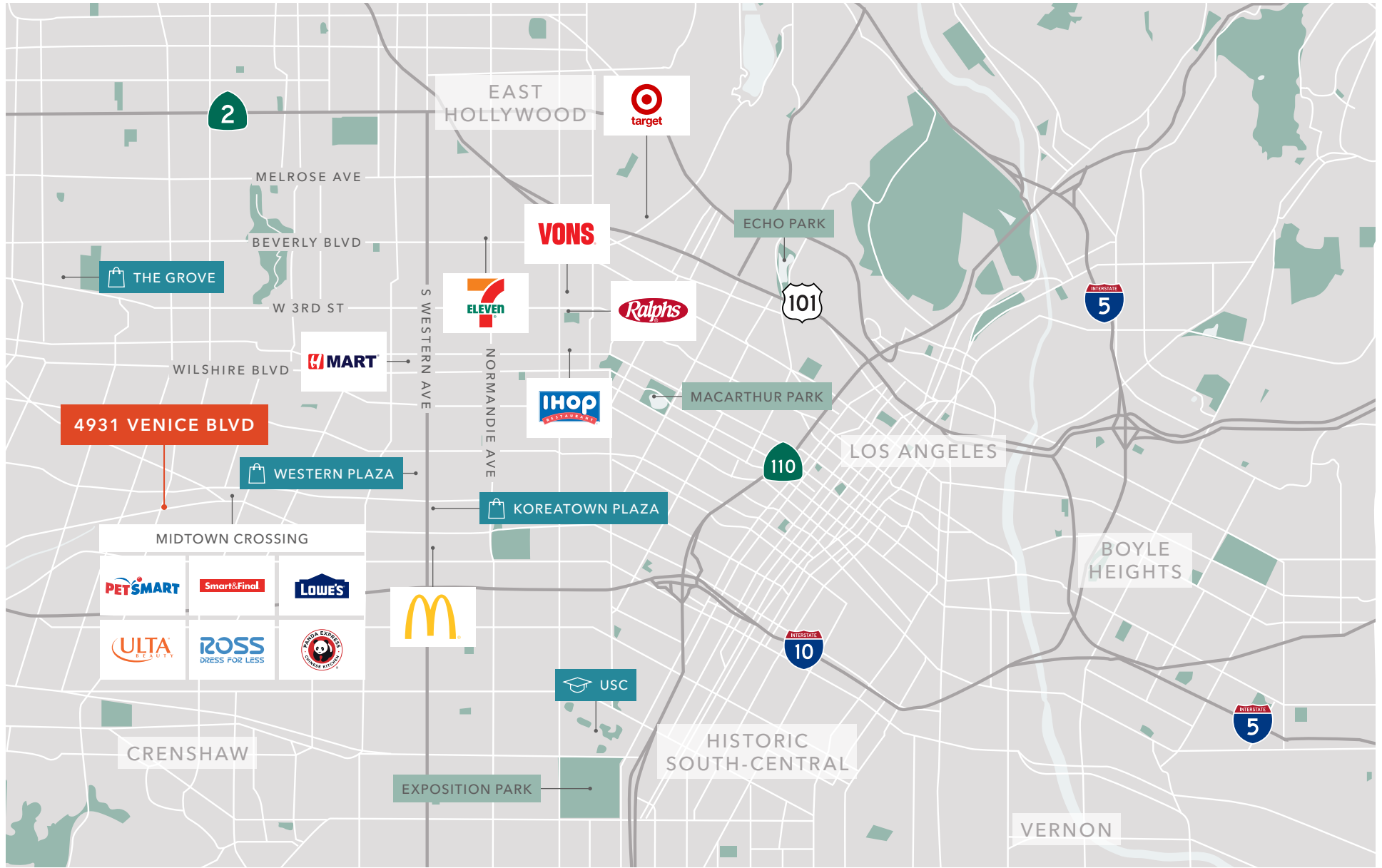
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