

1508 **KNOWLES AVE.**
LOS ANGELES 90063



KNOWLES AVENUE

INDUSTRIAL COMPLEX

LOS ANGELES 90063



FOR LEASE

11,305 SF

4 DOCK HIGH SPOTS + 1 GL DOOR
IMMACULATEDLY RENOVATED

Click for Video Tour



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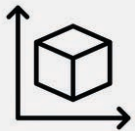
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REAVIS REALTY
INDUSTRIAL REAL ESTATE

01

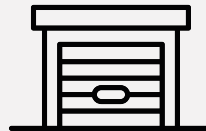
Property Highlights



11,305 SF
AVAILABLE SF



4 DOCK HIGH SPOTS
EASY LOADING FOR
LARGE TRUCKS



GROUND LEVEL LOADING
IN REAR YARD



16'-18' CLEARANCE
& CLEAR SPAN



11-CAR PARKING
IN GATED FRONT & REAR
YARDS



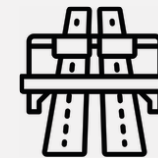
1,150 SF
FULLY RENOVATED
OFFICES



NO MUNICIPAL BUSINESS TAX
UNINCORPORATED LA COUNTY



SKYLIGHTS
& FOIL INSULATION



FREEWAY ACCESS
IMMEDIATE ACCESS TO
(10), (710), (5) & (101)



NEW LED FIXTURES
IN WAREHOUSE & OFFICES

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02

Specs

| | |
|---------------------|--|
| BUILDING SIZE | 11,305 SF |
| LAND SIZE | POL |
| OFFICE SIZE | 1,150 SF |
| DOCK HIGH POSITIONS | 4 |
| GROUND LEVEL DOORS | 1 |
| FENCED PARKING | 11 |
| FIRE SPRINKLERS | YES |
| LIGHTING | NEW LED FIXTURES |
| SKYLIGHTS | YES |
| POWER | 1200A, 240V, 3Ph, 3W & 200A, 120/208V, 1Ph, 3W |
| CONSTRUCTION | CONCRETE TILT-UP |
| ZONING | M2 LC |
| OCCUPANCY | NOW |
| LEASE RATE | \$1.19 PSF, INDUSTRIAL GROSS |
| CURRENT CAM | \$0.03 PSF |

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03

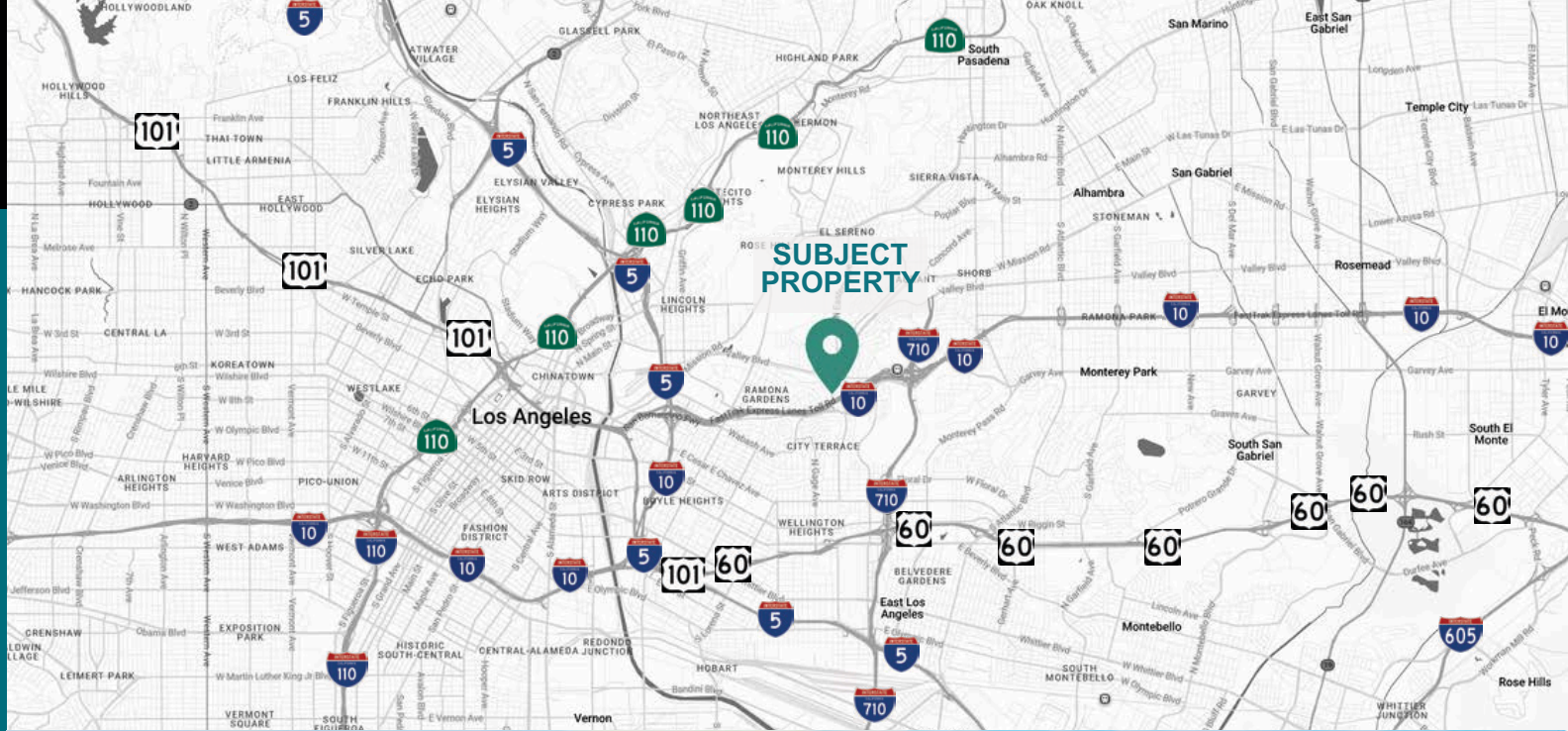
Location Highlights

IMMEDIATE ACCESS TO
(10), (710), (5) & (101)
FREEWAYS

QUICK & EASY ACCESS TO
DTLA

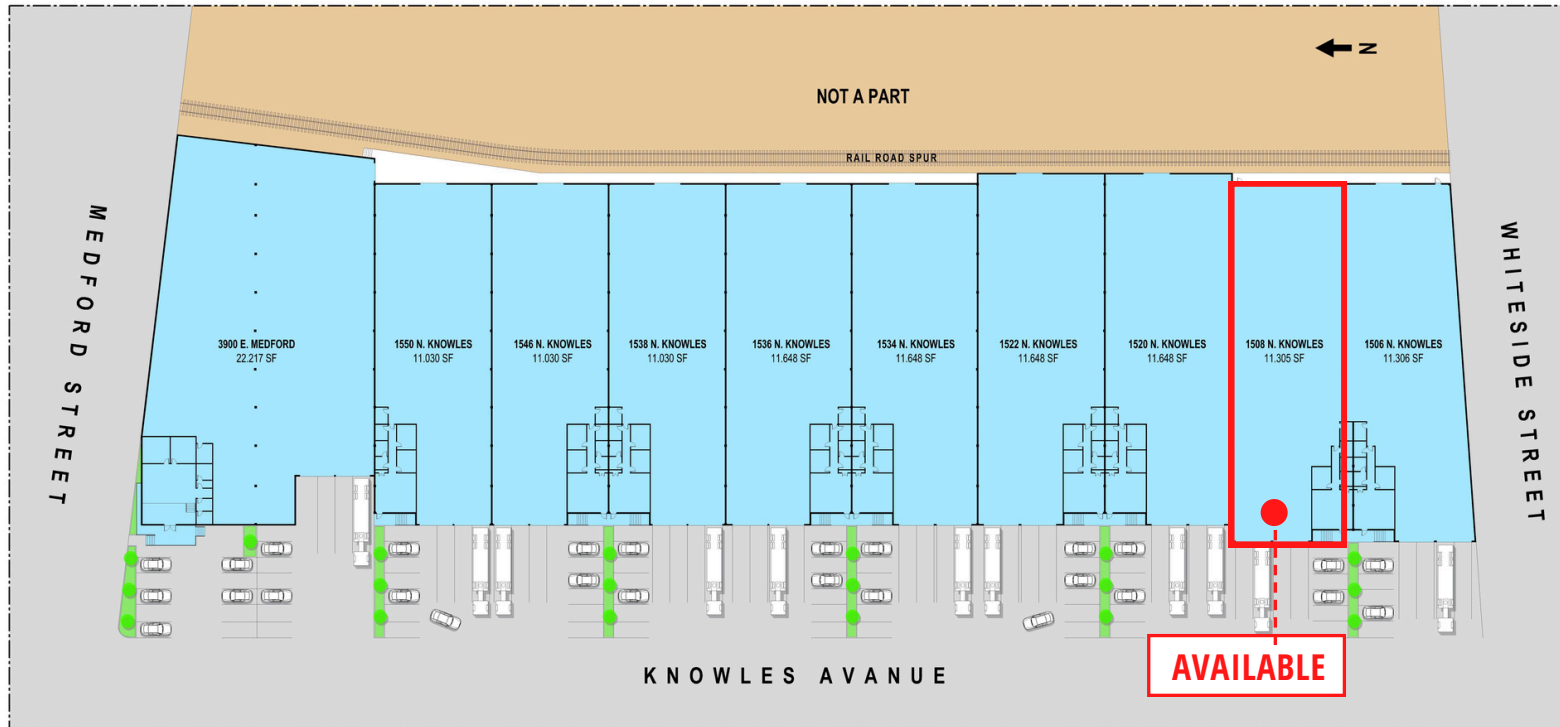
STRATEGIC CENTRAL
LOCATION WITH
UNPARALLELED FWY ACCESS
TO **SERVE WESTSIDE,
SOUTHBAY & SAN
FERNANDO VALLEY** MARKETS

**UNINCORPORATED LA
COUNTY** - NO MUNICIPAL
BUSINESS TAX

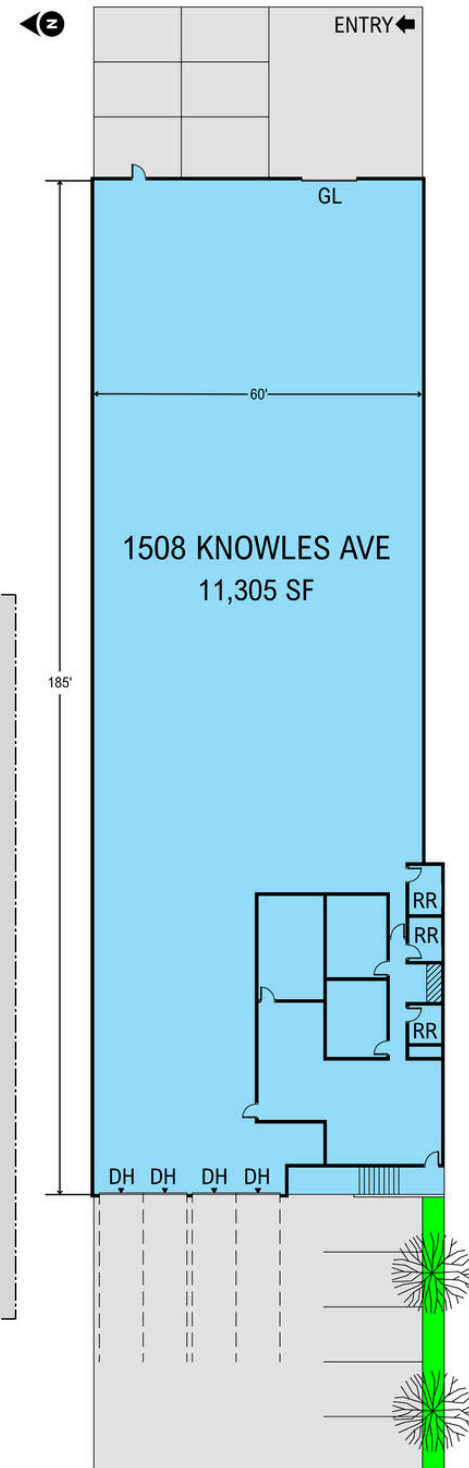


04

Site Plans



ALL MEASUREMENTS ARE APPROXIMATE



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05

Photos



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05

Photos



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