

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



ERIC REAVIS, SIOR

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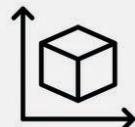
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www.reavisrealty.com



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Property Highlights



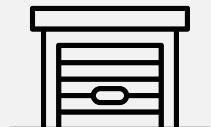
11,305 SF

AVAILABLE SF



4 DOCK HIGH SPOTS

EASY LOADING FOR
LARGE TRUCKS



GROUND LEVEL LOADING

IN REAR YARD



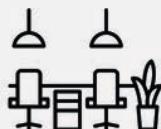
16'-18' CLEARANCE

& CLEAR SPAN



11-CAR PARKING

IN GATED FRONT & REAR
YARDS



1,150 SF

FULLY RENOVATED
OFFICES



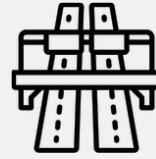
NO MUNICIPAL BUSINESS TAX

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

BUILLDING 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

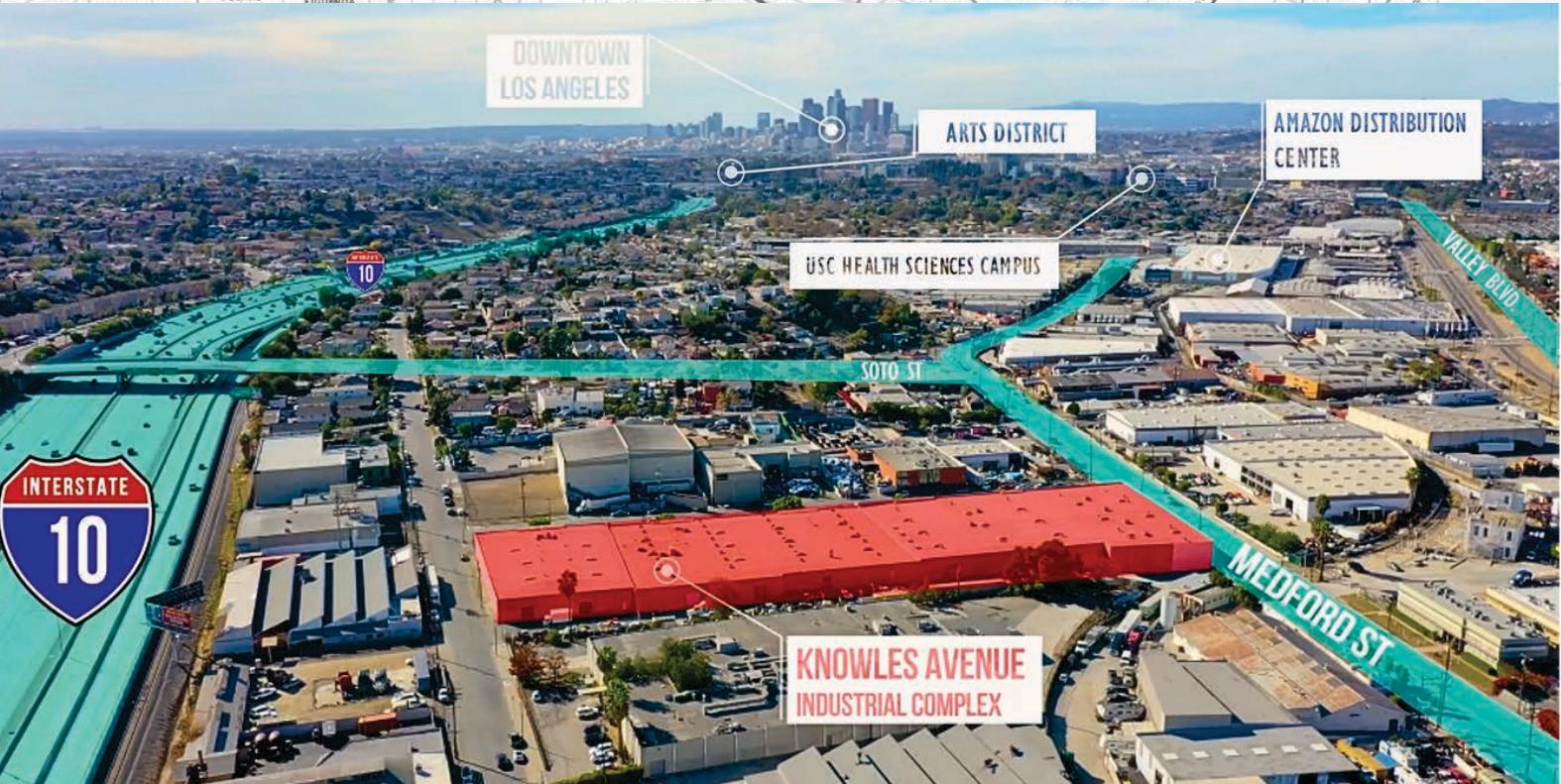
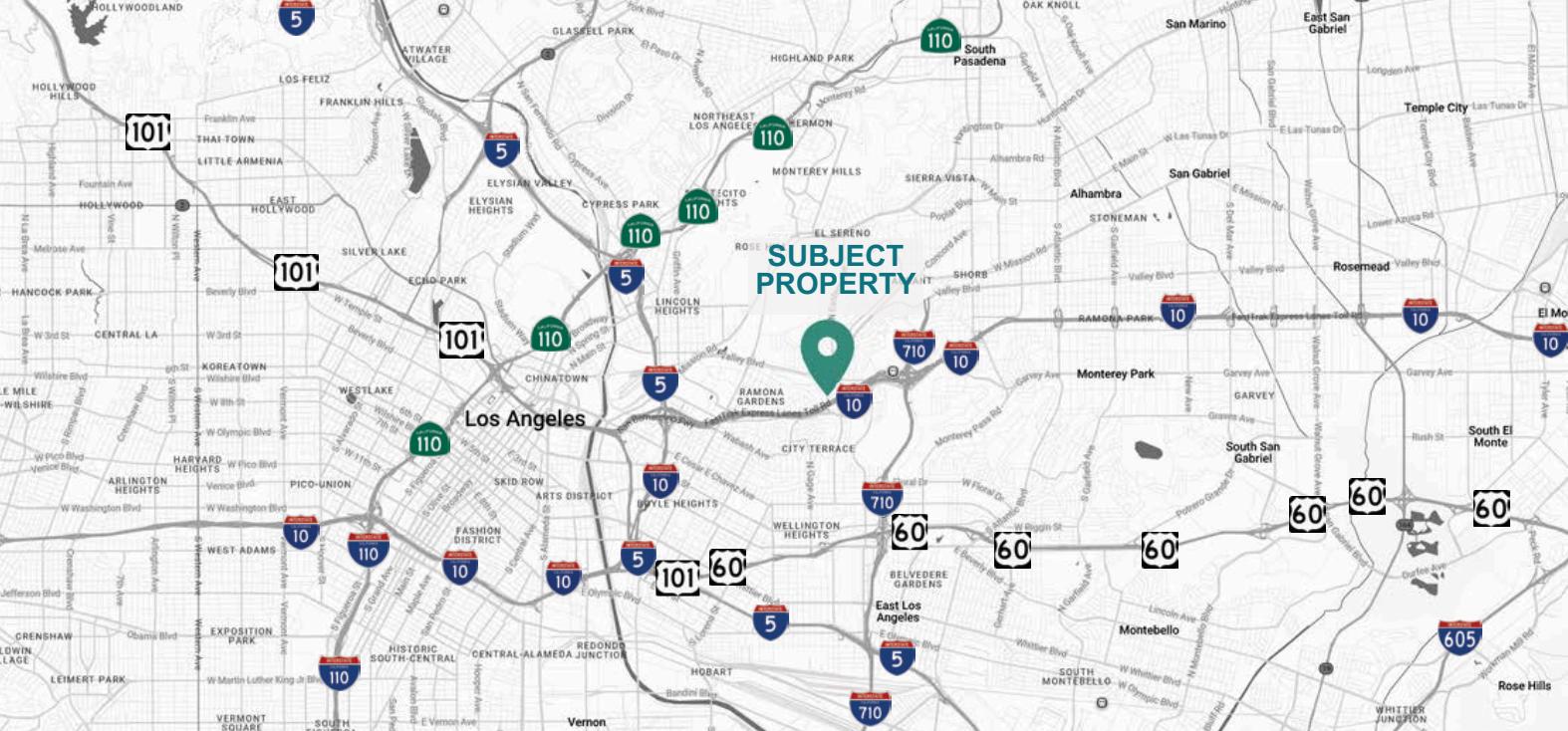
Location Highlights

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

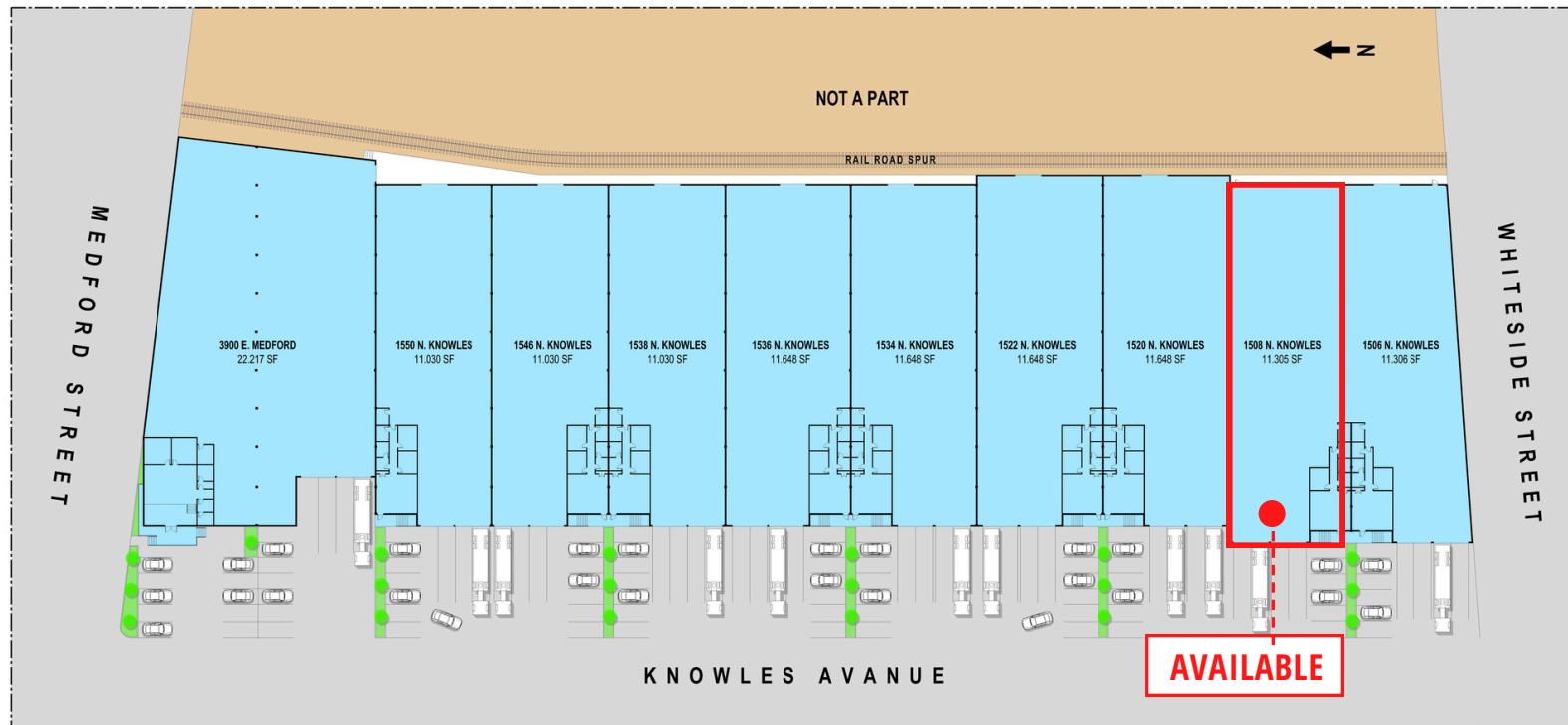




REAVIS REALTY
INDUSTRIAL REAL ESTATE

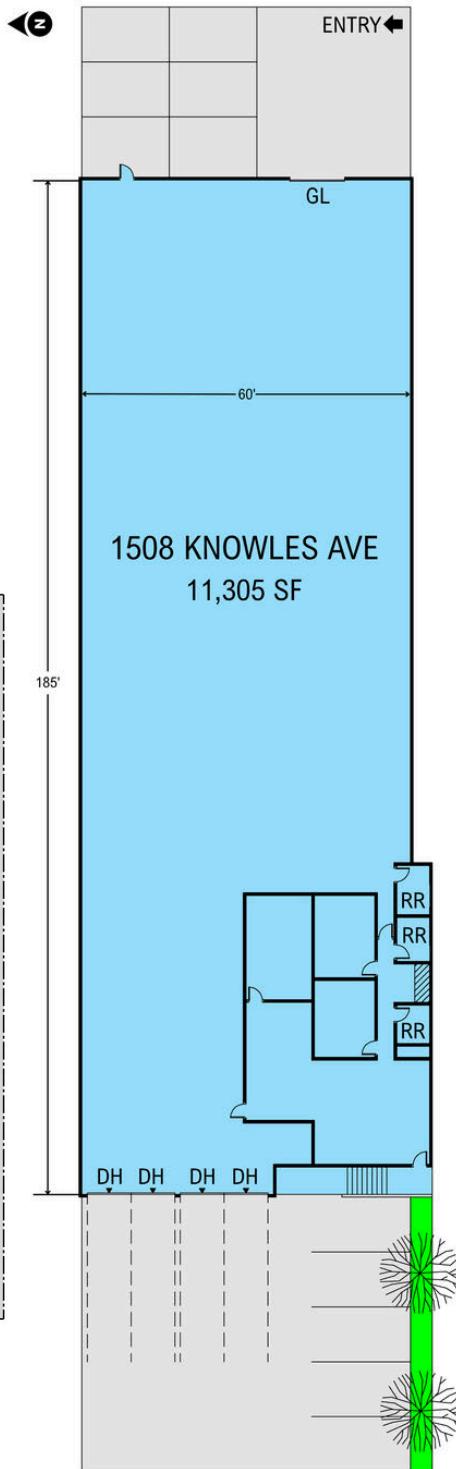
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Site Plans



ALL MEASUREMENTS ARE APPROXIMATE

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05

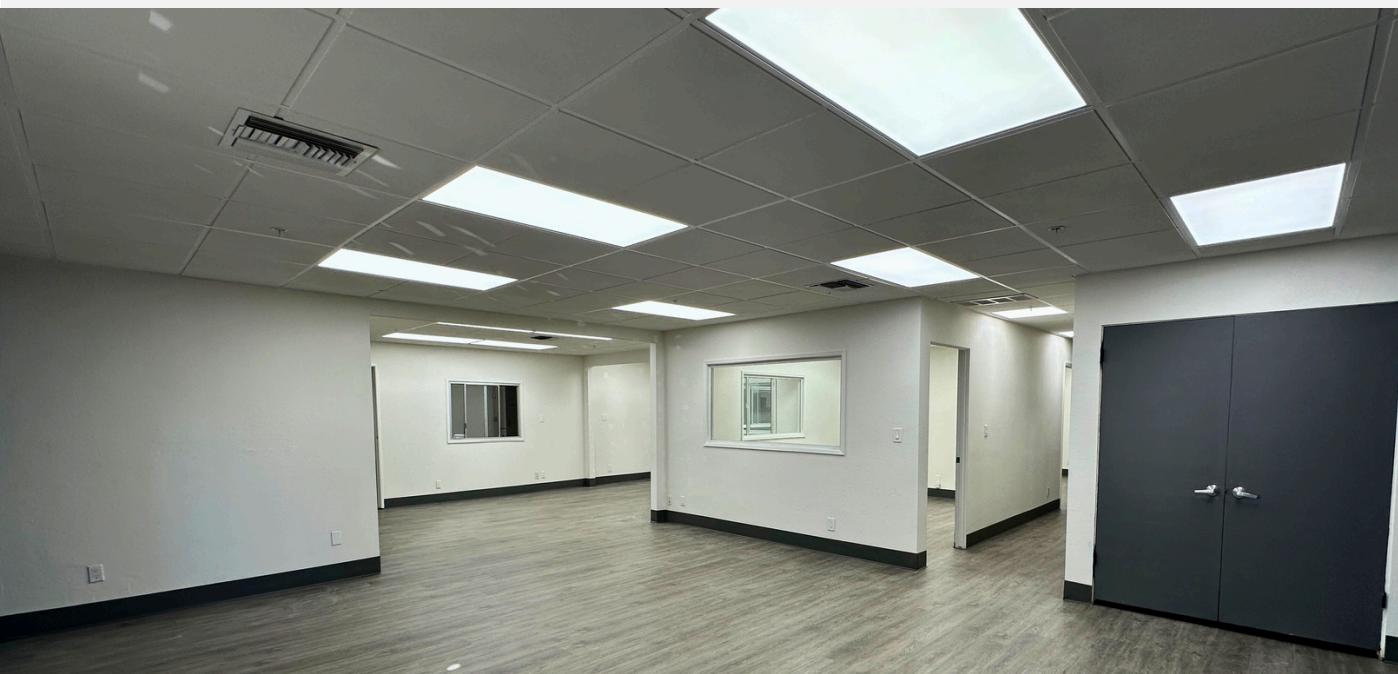
Photos



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05

Photos



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