

The Altemus Company

1537 Pontius Avenue, Los Angeles, CA 90025 | 310-478-7727

Available SF 3,750 SF

Industrial For Lease

Building Size 5,000 SF



Address: 2048 Cotner Ave, Los Angeles, CA 90025

Cross Streets: Cotner Ave/ Mississippi Ave

Free Standing; Beautiful West LA Office/Flex Space
2,000 SF Warehouse/Storage Area
Ground Floor; Gated Secure Parking
Full Kitchen Build-Out; Exposed Metal A/C Ducting
Exposed Wood Beam Ceilings
Polished Concrete Floors; Fully A/C; Skylights

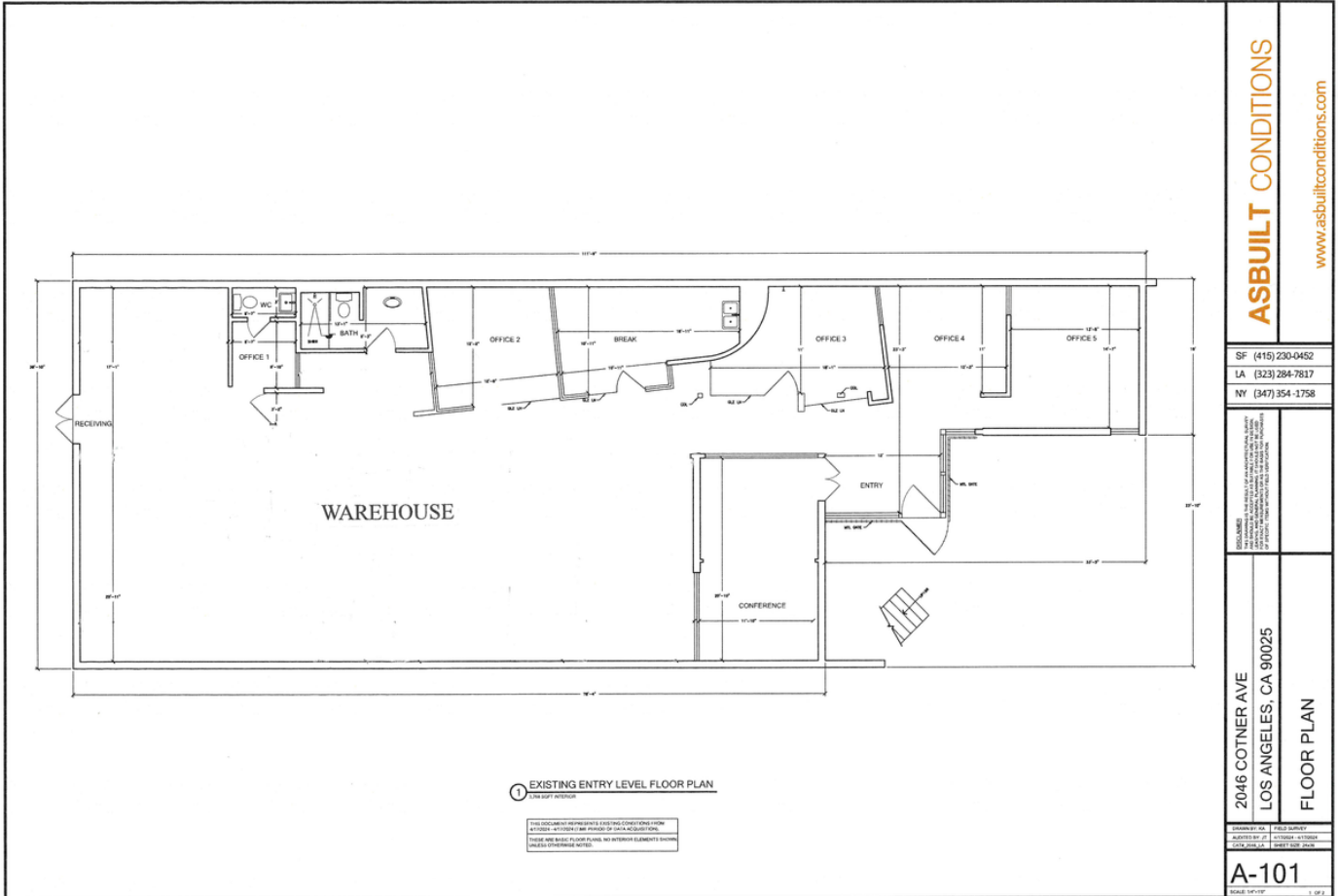
Lease Rate/Mo: \$12,375
Lease Rate/SF: \$3.30
Lease Type: Modified Gross
Available SF: 3,750 SF
Minimum SF: 3,750 SF
Prop Lot Size: POL
Term: 3 - 5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced
Zoning: M2-1

Sprinklered: No
Clear Height: 11'
GL Doors/Dim: 1 / 6' x 6'8" - Double Doors
DH Doors/Dim: 0
A: V: O: W:
Construction Type: Masonry
Const Status/Year Blt: Existing / 1964
Whse HVAC: Yes
Parking Spaces: 5
Rail Service: No
Specific Use: Warehouse/Office

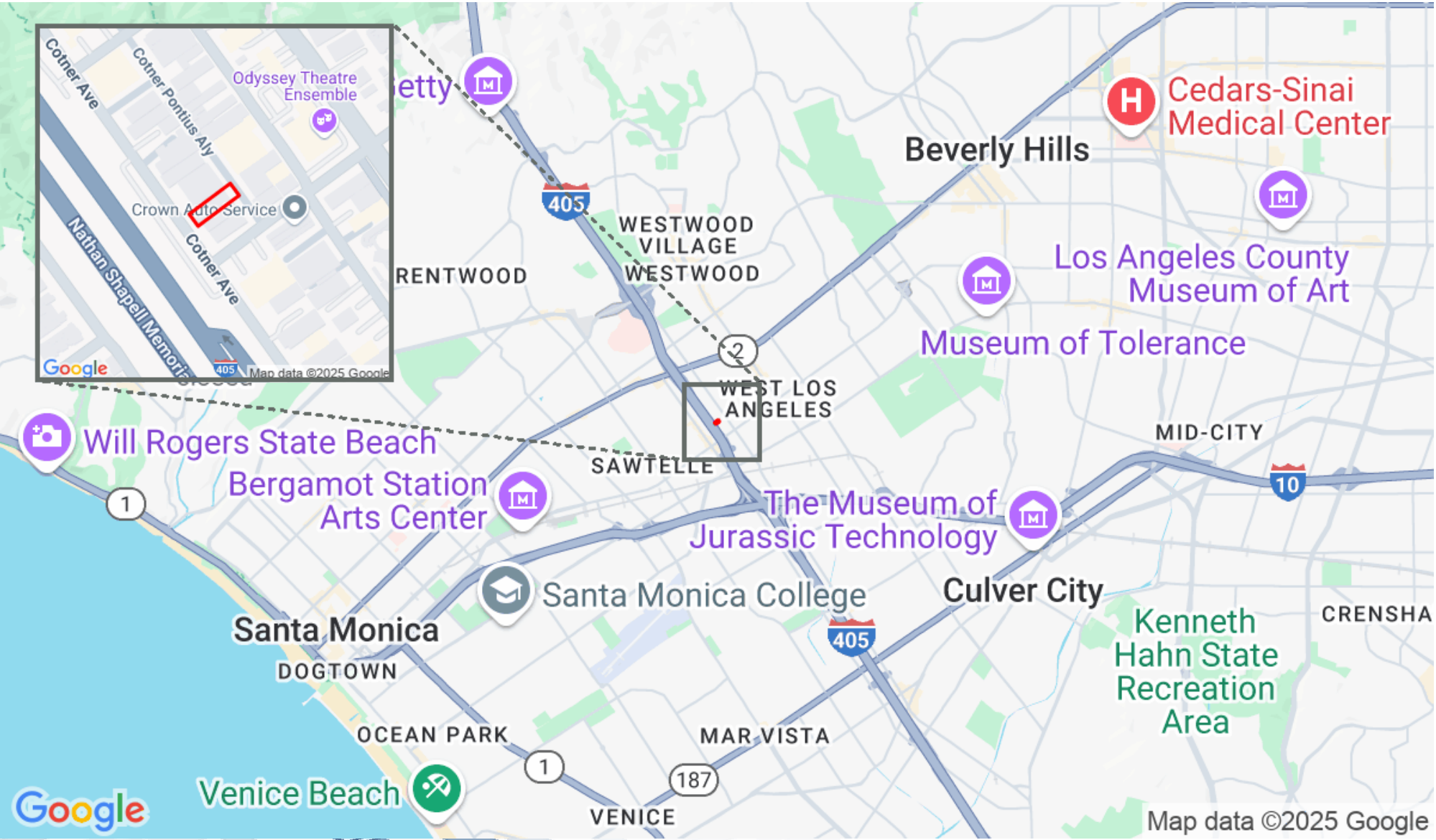
Office SF / #: 1,750 SF
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: LA West
APN#: 4323024015

Listing #: 40121453

Listing Date: 04/11/2024



2046-2048 Cotner Ave



Justin Altemus
justin@altemuscompany.com
310-478-7729

MOODY'S
ANALYTICS | Catylist

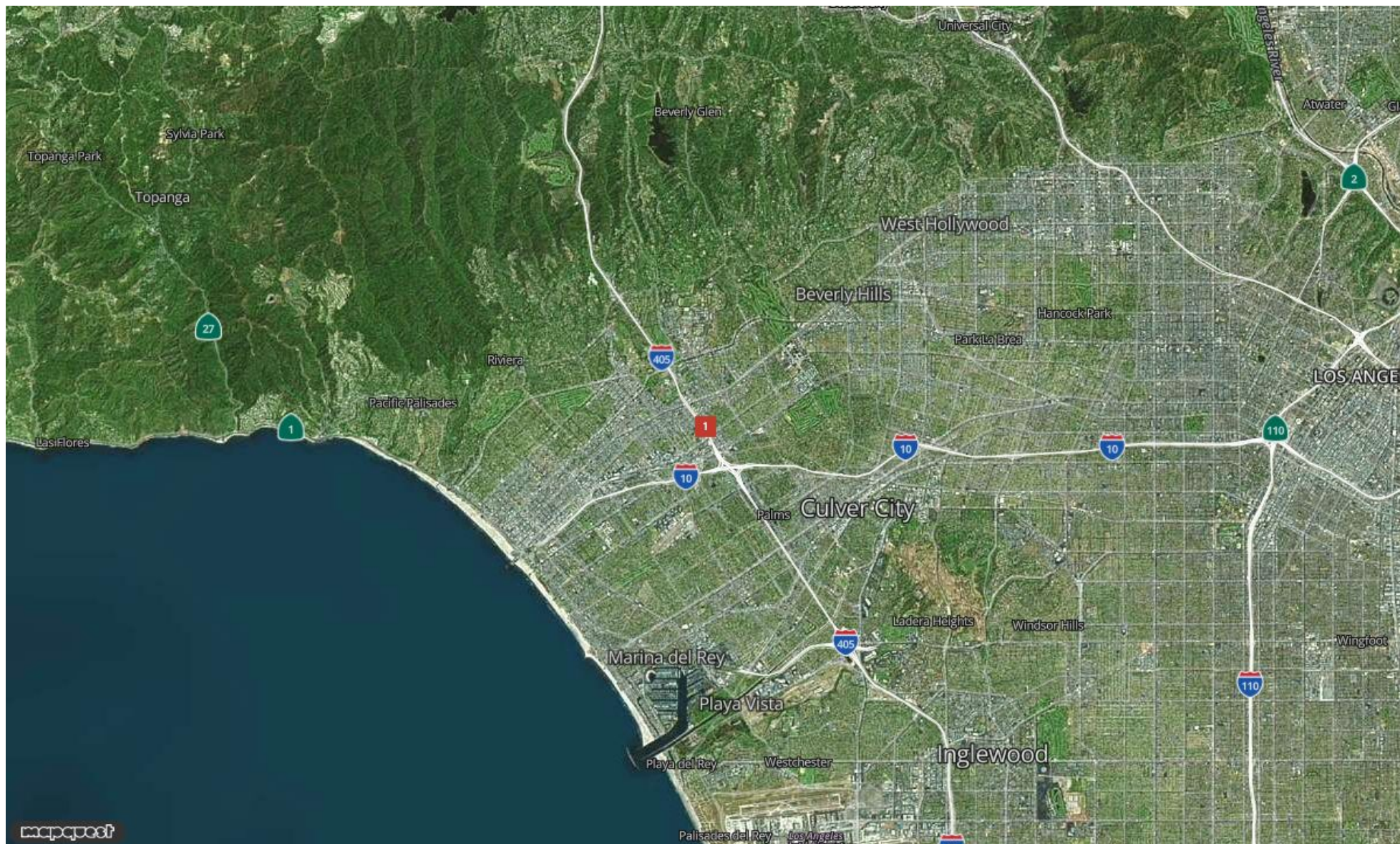
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Report for 2046 - 2048 Cotner...



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