



13425 BEACH AVE

MARINA DEL REY, CALIFORNIA 90292

OFFERING SUMMARY

Lease Rate:	\$2.25 PSF per month (NNN)
Building Size:	3,490 SF
Available SF:	3,490 SF
Lot Size:	4,556 SF

Property Highlights

- 3,490 SF Freestanding Warehouse/Manufacturing Building
- *VERY RARE* One of few existing Warehouses zoned Commercial Manufacturing on the West Side
- Renovated with Paint, Skylights, Roll Up Door, and Office with 2 bathrooms
- Property features two electric panels: one panel with 150 AMPS 3p 240V with 220V outlets and another with 125 AMPS 120/240V.
- 12' Clear Height, 10'x10' Grade Level Roll-Up Door
- Available October 12, 2026

David Shaby

Vice President

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CA DRE #02081248

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Property Description

VERY RARE 3,490 Sq Ft warehouse available for lease. The Building features a 10'x10' roll up door, 12' warehouse clear height, and bountiful natural light. Two electric panels on site: one panel with 150 AMPS 3p 240V with 220V outlets and another with 125 AMPS 120/240V. The Building has ±500 SF of renovated administrative office space which includes two bathrooms. The warehouse is ±3,000 SF and unobstructed by columns.

Location Description

The Subject Property is located on Beach Ave, one of the few industrial zoned streets on the West Side. The Property has an excellent location in Marina Del Rey, just off Lincoln Blvd and W Washington Blvd. Minutes drive from Abbot Kinney in Venice and freeway access to 90/405/10 freeways. Surrounding the Property is a mix of product types, including other manufacturing uses, retail, creative office, and high-density residential. Multiple grab-and-go and dining establishments make this location one of the most coveted on the West Side. The Property is located within the Commercial Manufacturing (Glencoe/Maxella) Specific Plan Zone.

Parking Description

The Property has five available parking spaces located directly in front of the building. There is additional convenient street parking along Beach Ave.



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Lease Rate

\$2.25 PSF per month NNN

PROPERTY INFORMATION

Property Type Warehouse

Property Subtype Manufacturing/Storage/Distribution

Zoning Commercial Manufacturing
(Glencoe/Maxella) Specific Plan
Zone

Lot Size 4,556 SF

LOCATION INFORMATION

Street Address 13425 Beach Ave

City, State, Zip Marina del Rey, CA 90292

County Los Angeles

BUILDING INFORMATION

Building Size 3,490 SF

Ceiling Height 12 ft

Office Space ~500 SF

Year Built/Renovated 1968/2022



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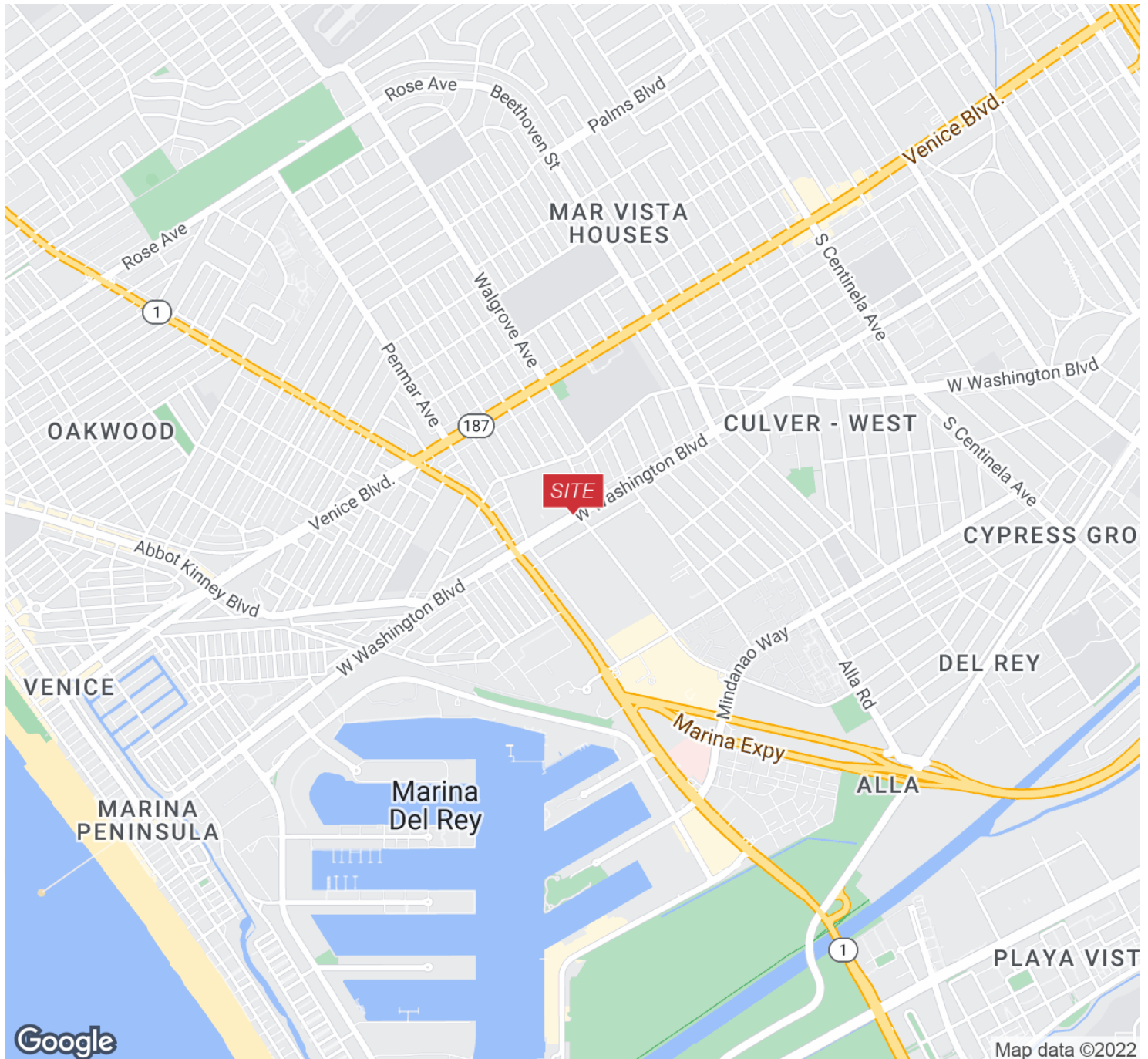
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