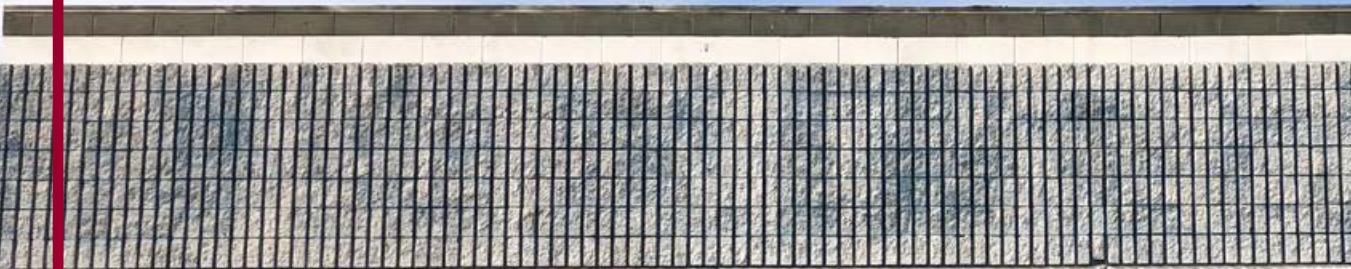


FOR SALE OR LEASE

770

E. 17TH STREET
LOS ANGELES



Eugene Kim
Principal
818.449.4919
ekim@lee-re.com
DRE# 01521416

Patrick Reddy
Principal
818.986.9800
preddy@lee-re.com
DRE# 01901872

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

OFFERING

Sale Price: \$1,150,000

Lease Rate: \$1.30 PSF, IG

PROPERTY PROFILE

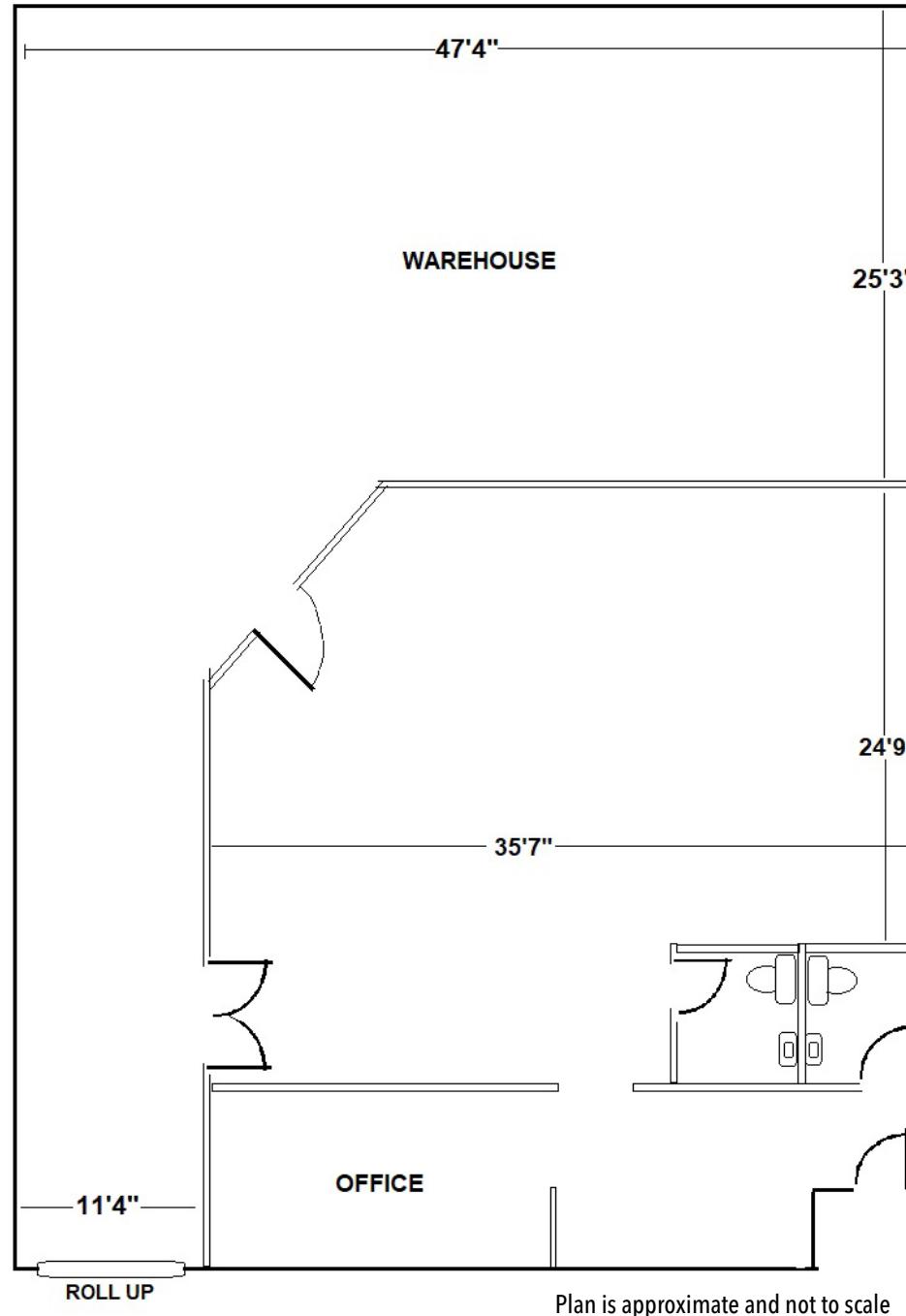
- Building Area: 3,283 SF
- Land: 4,162 SF
- Zoning: M2
- Year Built: 1990
- Power: 200 amps 120/240 volts
3 phase 4 wire (Buyer/Lessee to verify)

PROPERTY PROFILE

- 15'2" Clearance
- 12'H x 10' Roll Up Gate
- Approx. 350 SF Office
- Opportunity Zone
- Fenced and Secured
- 2 car parking with ample street parking
- Quick Access to 10 Freeway



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E. 17TH STREET LOS ANGELES



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