

# FOR LEASE

±35,142 SF INDUSTRIAL UNIT

**REDUCED LEASE RATE**

LEASE RATE: \$21,085 / MONTH GROSS



**5700 S SAN PEDRO ST | LOS ANGELES | CA 90011**

**MILES SOLOMON**

Senior Vice President & Land Specialist | LIC NO 02099423

e msolomon@lee-associates.com

c 949.532.8609

**MASON LAWRENCE**

LIC NO 02213856

e mlawrence@lee-associates.com

c 949.338.9567

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TEAMCLINE**



±35,142 SF INDUSTRIAL UNIT

# FOR LEASE



Heavy Power with 2 Panels



2 Position Interior Truck Dock



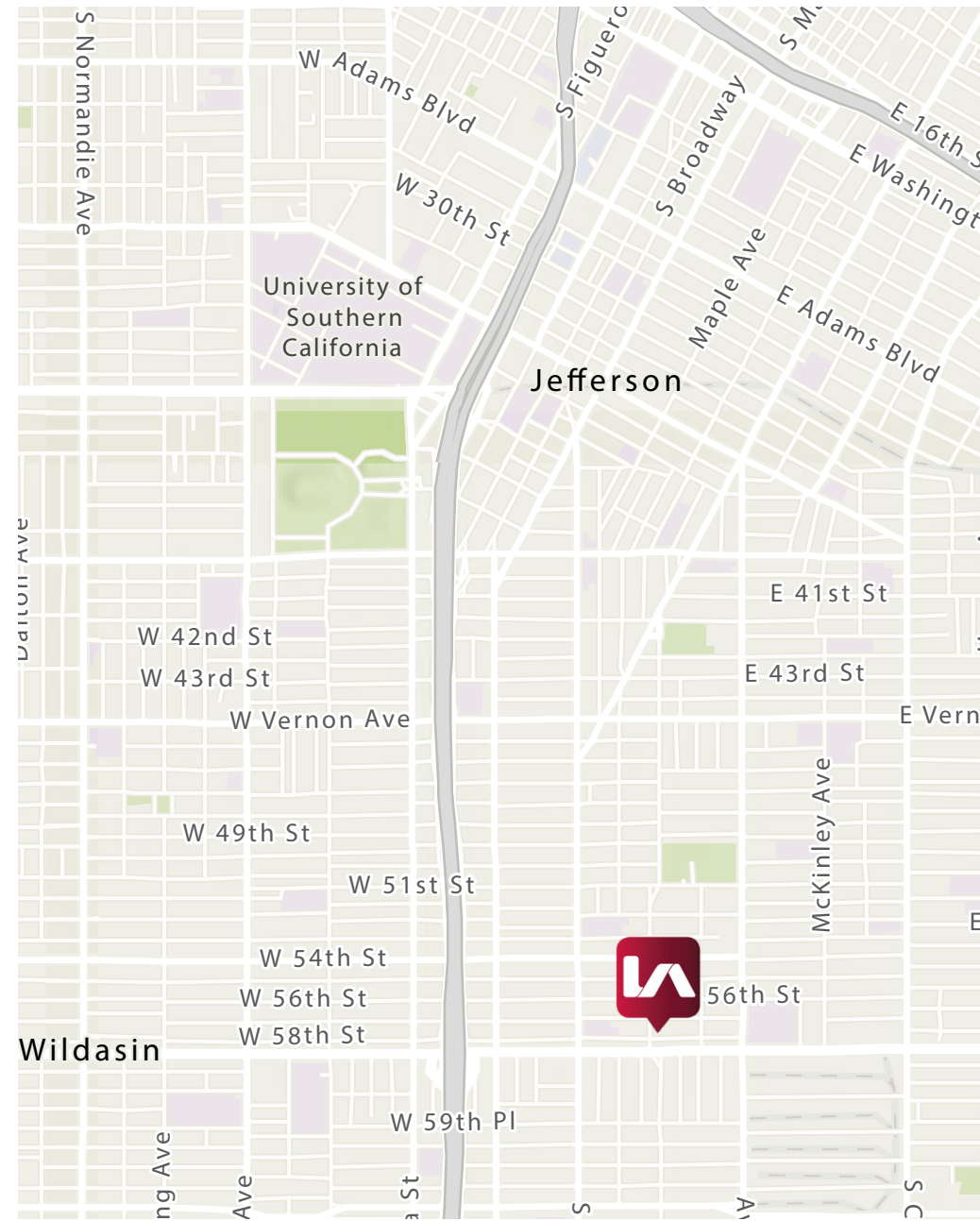
1600A 480V & 600A 120/240V



Nearby 10,206 SF Yard Also Available

## Property Information

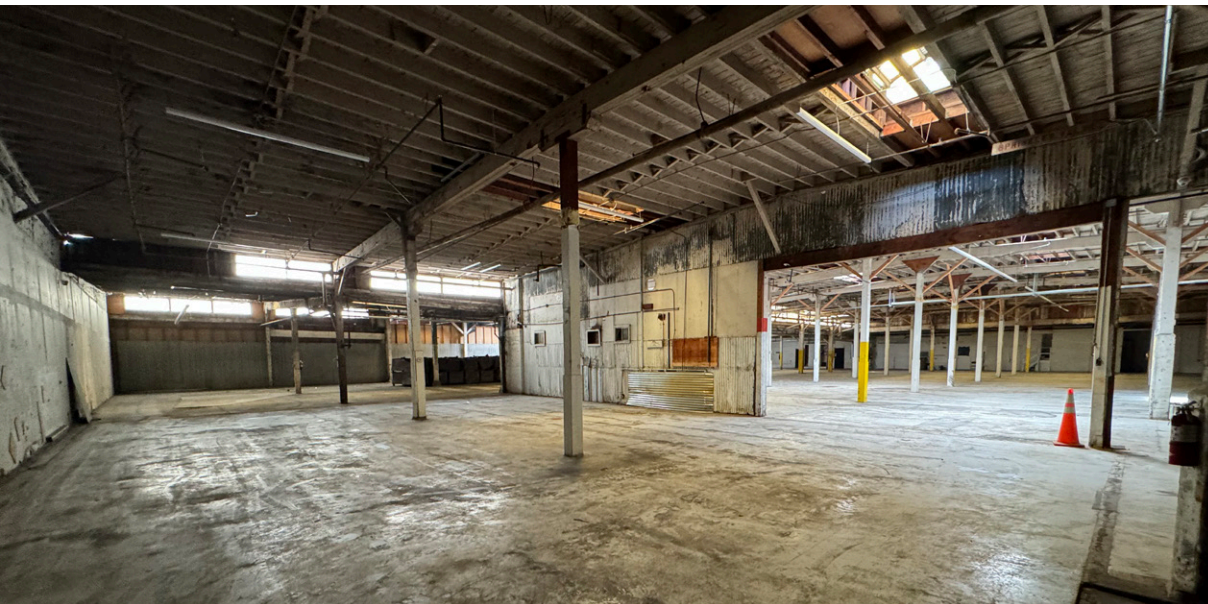
Available SF	±35,142	Vacant	Yes
Minimum SF	±35,142	For Sale	No
Clear Height	10'-15'	Parking Spaces	0
Sprinklered	Yes	Rail Service	No
Prop Lot Size	POL	GL Doors	2
Term	Acceptable To Owner	DH Doors	2
Yard	No	Construction Type	
Lease Type	Gross	Year Built	1924
Office	±330	Specific Use	Manufacturing
Restrooms	4	Warehouse AC	
Finished Office Mezzanine		Zoning	LAMR1
Included in Available		Market/Submarket	LA Central
Unfinished Mezzanine		APN	5101-008-007 & 008
Possession Date		Power	A: 1600 V: 480 O: W: 3





±35,142 SF INDUSTRIAL UNIT

# FOR LEASE





±35,142 SF INDUSTRIAL UNIT

FOR LEASE





±35,142 SF INDUSTRIAL UNIT

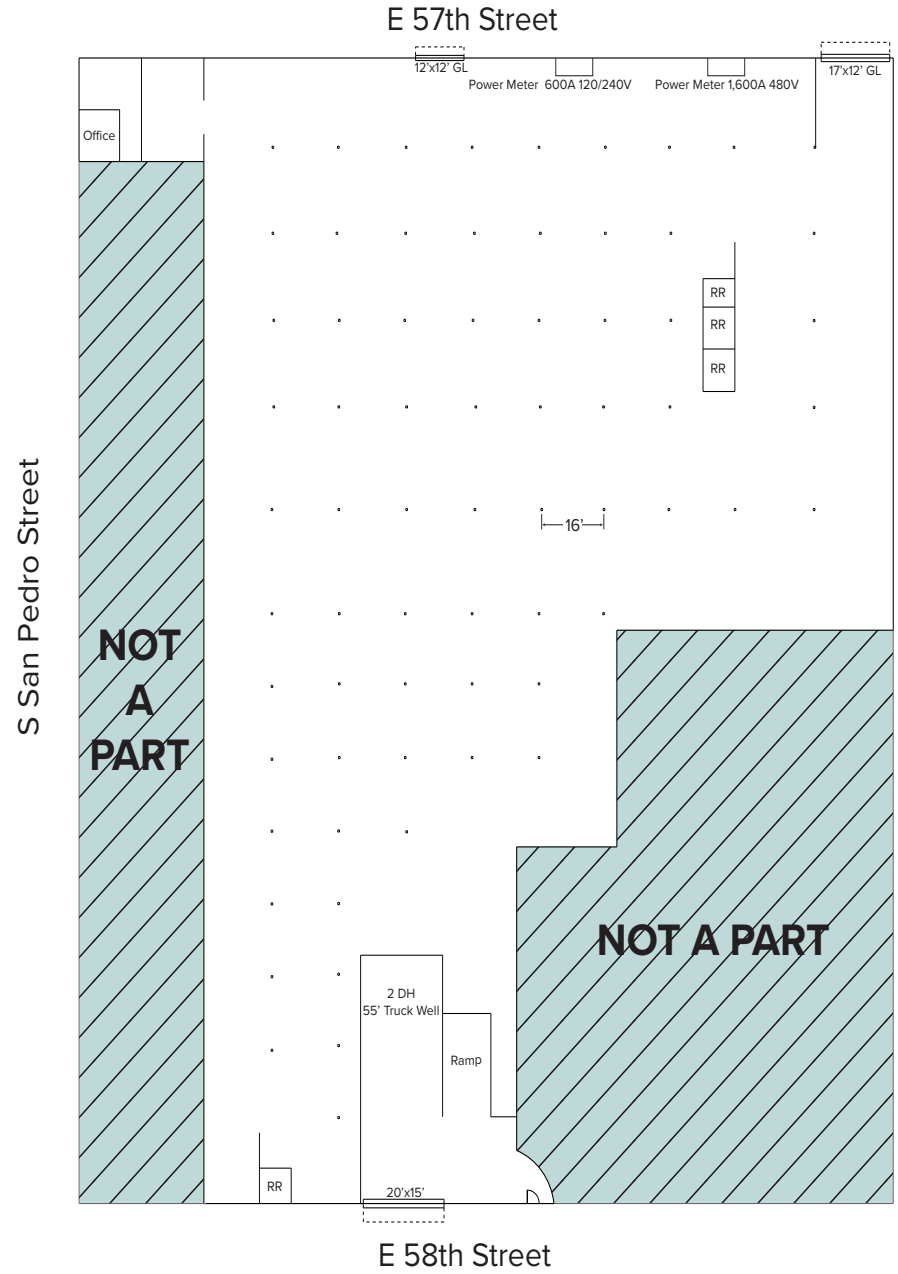
FOR LEASE



±35,142 SF INDUSTRIAL UNIT

# FOR LEASE

## SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify



**FOR LEASE**

**±35,142 SF INDUSTRIAL UNIT**

5700 S SAN PEDRO ST | LOS ANGELES, CA 90011

**Miles Solomon**

Senior Vice President & Land Specialist

[msolomon@lee-associates.com](mailto:msolomon@lee-associates.com)

**949-532-8609**

LIC NO 02099423

**Mason Lawrence**

[mlawrence@lee-associates.com](mailto:mlawrence@lee-associates.com)

**949-338-9567**

LIC NO 02213856

Lee & Associates® Los Angeles, Inc. Corp. ID 02174865 1201 North Main Street | Los Angeles, CA 90012 323-922-3832

[LEE-ASSOCIATES.COM/DOWNTOWNLA](http://LEE-ASSOCIATES.COM/DOWNTOWNLA) | [TEAM-CLINE.COM](http://TEAM-CLINE.COM)

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.