## INDUSTRIAL PROPERTY FOR LEASE

### Just East of USC

AVAILABLE SF: 6,800

TOTAL BUILDING SF: 19,600



#### 3720 S GRAND AVE, LOS ANGELES, CA 90007

- Ideal for any warehouse use
- Close to USC Campus and Coliseum
- 10' ceiling height
- Dock high loading
- 400 amps/240 volts/3-phase power service
- Offices and restrooms
- Gated parking lot for 5 vehicles
- Located just south of 37th Street
- Lease rental: \$5,500 per month (\$0.81 per SF MG)
- Term: 3-5 years with annual CPI increases

For More Information, Please Contact

JEFF LUSTER 213.747.4152 jeff@majorproperties.com LIC. 00636424

#### **PROPERTY DETAILS**

Available Area6,800± SF
Land Area27,900± SF
ZoneLA M1
Year Built 1946/1950
ConstructionTilt-Up
Ceiling Height 10'
Restrooms 2
Parking5
Dock High Loading 2: 15x20
Power 400 Amps/240 Volts/3 Ph
SprinkleredYes

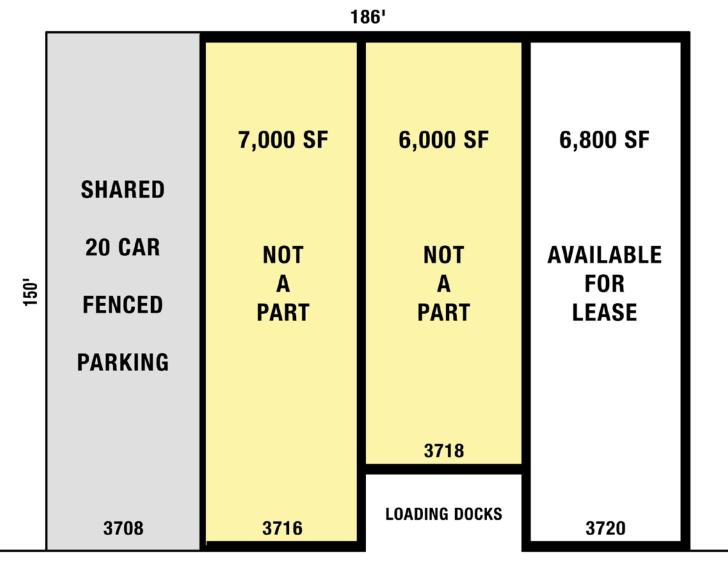
The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.



Celebrating 60 Vears Est. 1964

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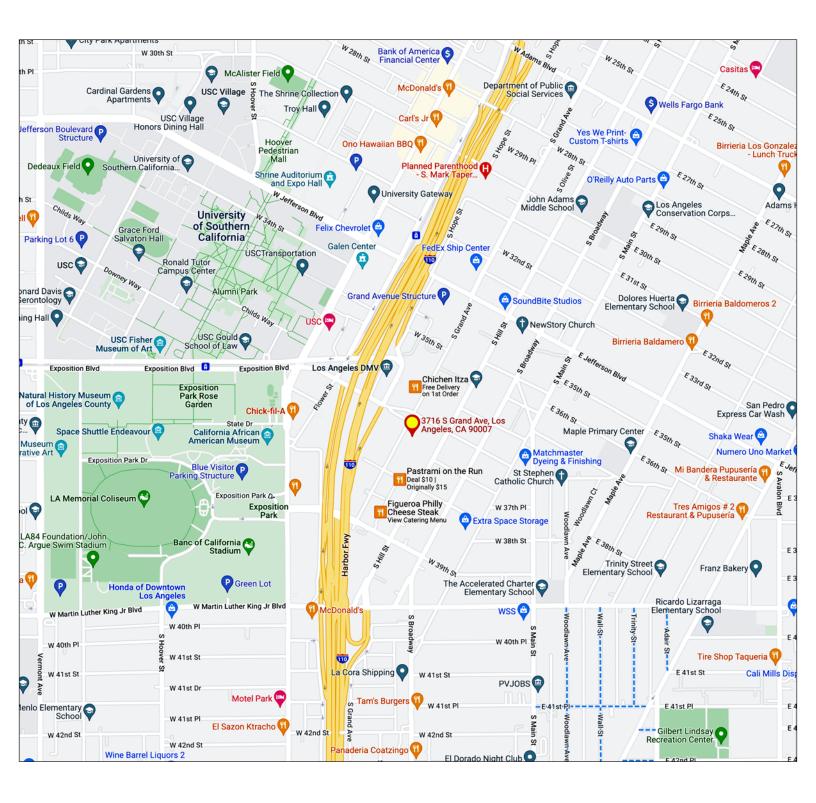
### SOUTH GRAND AVENUE





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