



**CAPITAL BRIDGE**  
REAL ESTATE ADVISORS



# For Lease

## INDUSTRIAL WAREHOUSE

**\$9,000 Monthly (MG) (\$1.60/SF)**

6000 S. Western Avenue, Los Angeles, CA 90047

- 12 Ft. Clear Height | 20 Ft. Ceiling Height
- 200 AMP Single Phase Electrical Panel
- Built in 1926 | Renovated in 2023
- One GL Loading Door | 10x12 Ft.
- Two (2) Offices | Two (2) Private Restrooms
- Street Parking Available



OPEN FLOOR PLAN LAYOUT



**ELIJAH SUVAL**  
*PRINCIPAL*

**310.694.8854**  
**CA DRE NO. 02024364**



In Strategic Partnership with KW Commercial CA DRE License No. 02325250. Keller Williams Realty, Inc. is a real estate franchise company. Each Keller Williams office is independently owned and operated. Keller Williams Realty, Inc. is an Equal Opportunity Employer and supports the Fair Housing Act. The information contained in this document has been obtained by sources believed to be reliable. Keller Williams Advisors, Capital Bridge Real Estate Investment Advisors, and KW Hollywood Hills make no guarantees, warranties or representations as to the accuracy or completeness of such information and all interested parties must independently verify its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example purposes only and do not represent the current or future performance of the property. You and your tax, financial, legal and toxic substance advisors should conduct a careful, independent investigation of the property, including land use limitations, to determine the suitability of the property for your needs. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice. Marketing materials produced by marketing director or agent may not be altered or duplicated in any way or form without prior written consent.