

19,340 SF Two Building New Auto-Collision Repair Facility for Lease

MAJOR RENTAL RATE REDUCTION!

FOR LEASE

WILL CONSIDER SHORT TERM USERS AND SUBDIVIDE!



10301 & 10311

S LA CIENGA BLVD | LOS ANGELES | 90045

10301 & 10311 S LA CIENEGA BLVD | LA | 90045

FOR LEASE

FOR LEASE

AVAILABLE IMMEDIATE
(Properties to be leased together)

| | |
|------------------|----------------|
| 10301 LA CIENEGA | 10,000 SF BLDG |
| 10311 LA CIENEGA | 9,340 SF BLDG |
| TOTAL BLDG | 19,340 SF |
| TOTAL LAND | 30,007 SF |

REDUCED! Rental Rate ~~\$2.50 NNN~~ \$2.00 NNN

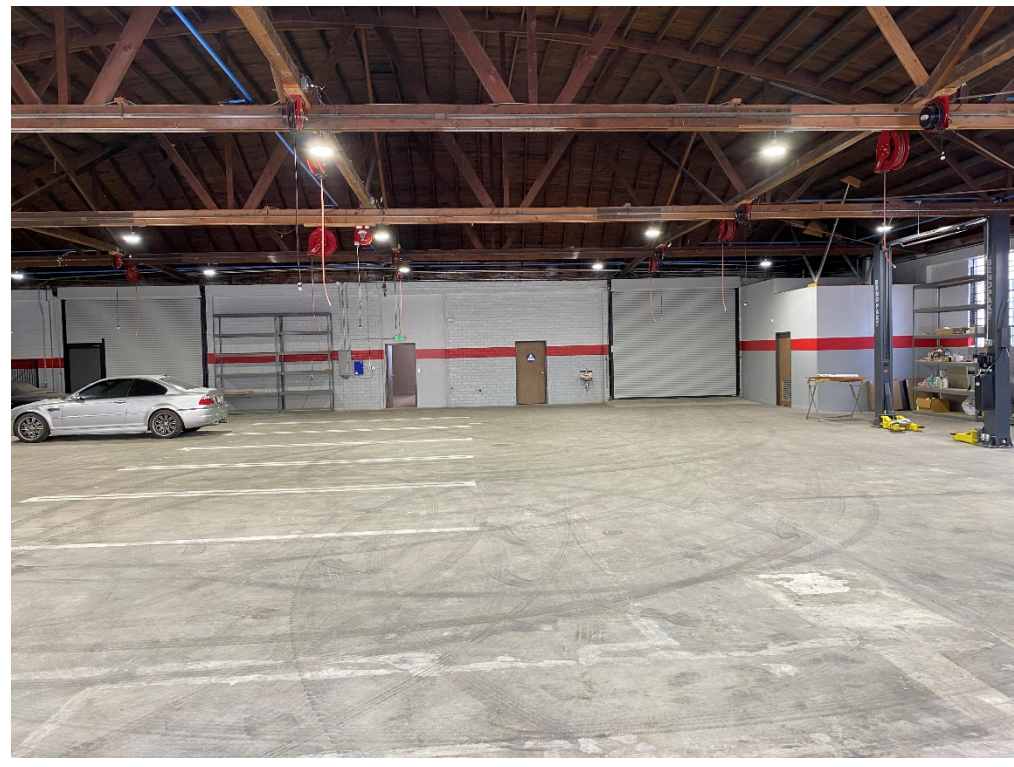
Term 5-10 Years

Parking 33 Parking Spaces

FEATURES

- + The Contiguous properties are fully permitted for automotive use and specifically for automotive body shop
- + Composed of two side by side buildings: 10,000 SF Body Repair Department and 9,340 SF Paint Department
- + Facility equipped with new spray booths, Kaeser 10 and 15 HP air compressors, car lifts, automatic exhaust systems, heavy power electrical systems
- + New office and bathrooms throughout, numerous ground level loading doors, secure 6ft new wrought iron fence surrounding the property, plus much more!
- + Excellent adjacent 405 freeway location and La Cienega Blvd. exposure
- + Outstanding ingress/egress from La Cienega Blvd. and Glasgow Pl.

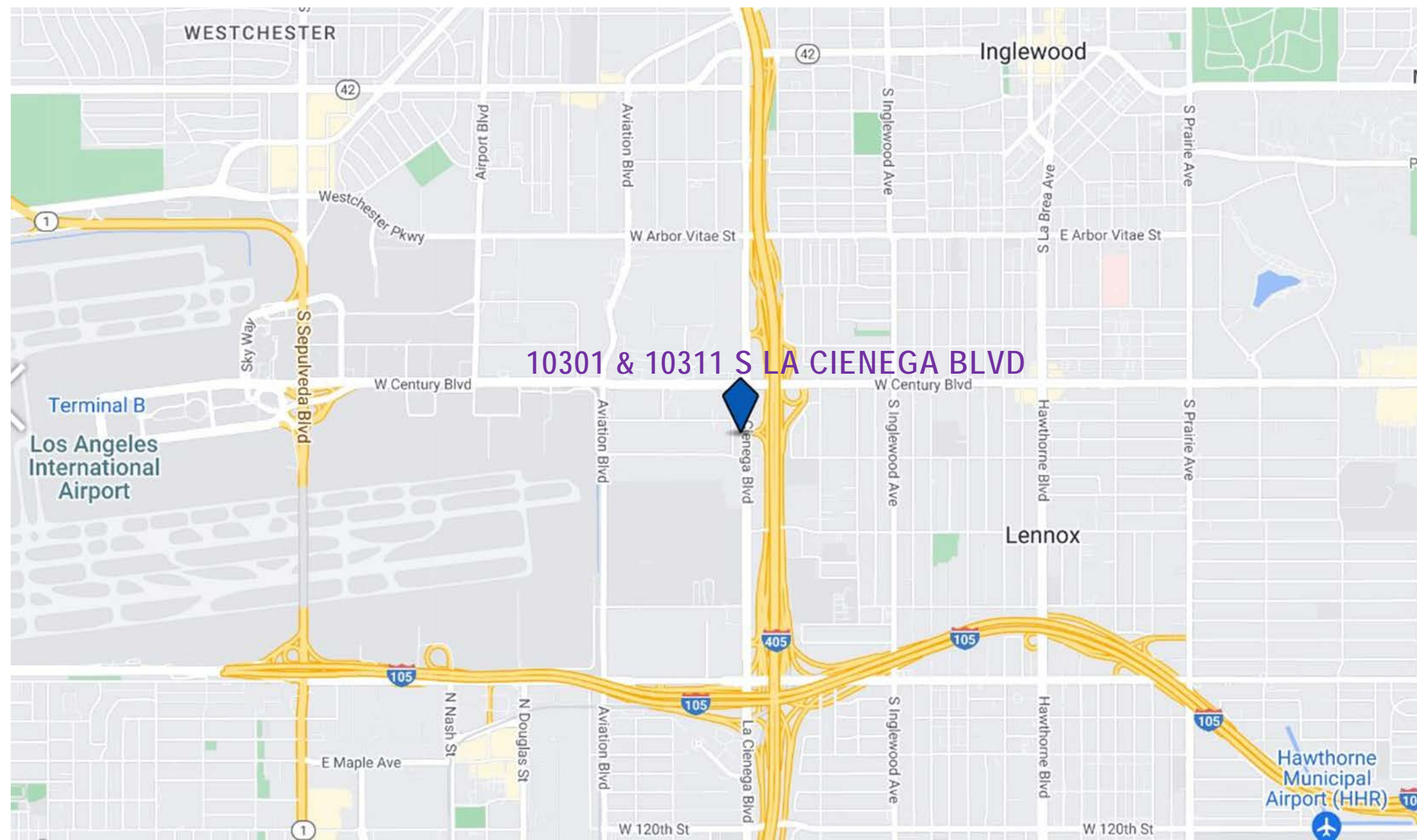




Location Map

10301 & 10311 S LA CIENEGA BLVD | LOS ANGELES | 90045

FOR LEASE



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FOR LEASE

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CA DRE 00825736

List of Equipment and Improvements at the Property located at 10301-10311 La Cienega Blvd., Los Angeles

10301 La Cienega Blvd.- Paint Department

- 2 Global Finishing Solution Spray Booths – The Performer XP1
- 1 Global Finishing Solution Paint Mixing Room
- 1 Kaeser 15HP Air Compressor with Tank and Dryer
- 1 800 AMP Siemens Power Panel (Lessee to Verify)
- Distributed Drop Lines for Electric and Compressed Air
- Automated Ventilation System
- Cat 5 Connectivity

10311 La Cienega Blvd.- Body Repair Department

- 4 Bendpak 10,000 LBS. Car Lift
- Kaeser SM15(Sigma) Compressor System
- 1 400 AMP Siemens Power Panel (Lessee to Verify)
- Capacity for additional 800 AMP (Lessee to Verify)
- 1 Kaeser 10HP Air Compressor with Tank and Dryer
- Distributed Drop Lines for Electric and Compressed Air
- Automated Ventilation System
- CAT 5 Connectivity
- Celette Griffon Bench

Please note that these Properties were completely renovated in 2023 for a High-End Body Shop use. Improvements and Upgrades include but are not limited to:

1. New Office and Restrooms
2. 100% ADA Compliant
3. New Wrought Iron Fencing Surrounding the Property
4. Numerous Ground Level Loading Doors
5. Multiple Ingress and Egress Points on La Cienega Blvd. and Glassgow Place