

# 8631

8631 Hayden Pl.,  
Culver City, CA 90232

Industrial Space For Lease



A DIVISION OF



**PREMISES ± 76,755 SF (Divisible to 45,187 SF/31,568 SF)**

	<u>45,187 SF</u>	<u>31,568 SF</u>
<b>First Floor:</b>		
Office	± 9,999 SF	± 950 SF
Warehouse	± 26,623 SF	± 27,061 SF
Mezzanine	± 2,608 SF	
Patio	± 797 SF	
<b>Second Floor:</b>		
Office	± 4,608 SF	± 3,557 SF
Warehouse	± 26,623 SF	± 27,061 SF
Mezzanine	± 592 SF	
Patio	± 797 SF	

**OCCUPANCY** Immediate

**TERM** Negotiable

**RATE** \$2.95 NNN

**PARKING** Approx: 100 - 120 spaces

**POWER** 2x 800 Amp 480 Volt 3 Phase, 4 Wire

**LOADING** 4 Drive-In Docks and 4 Dock-High Loading Doors

**ZONING** IG - Industrial General

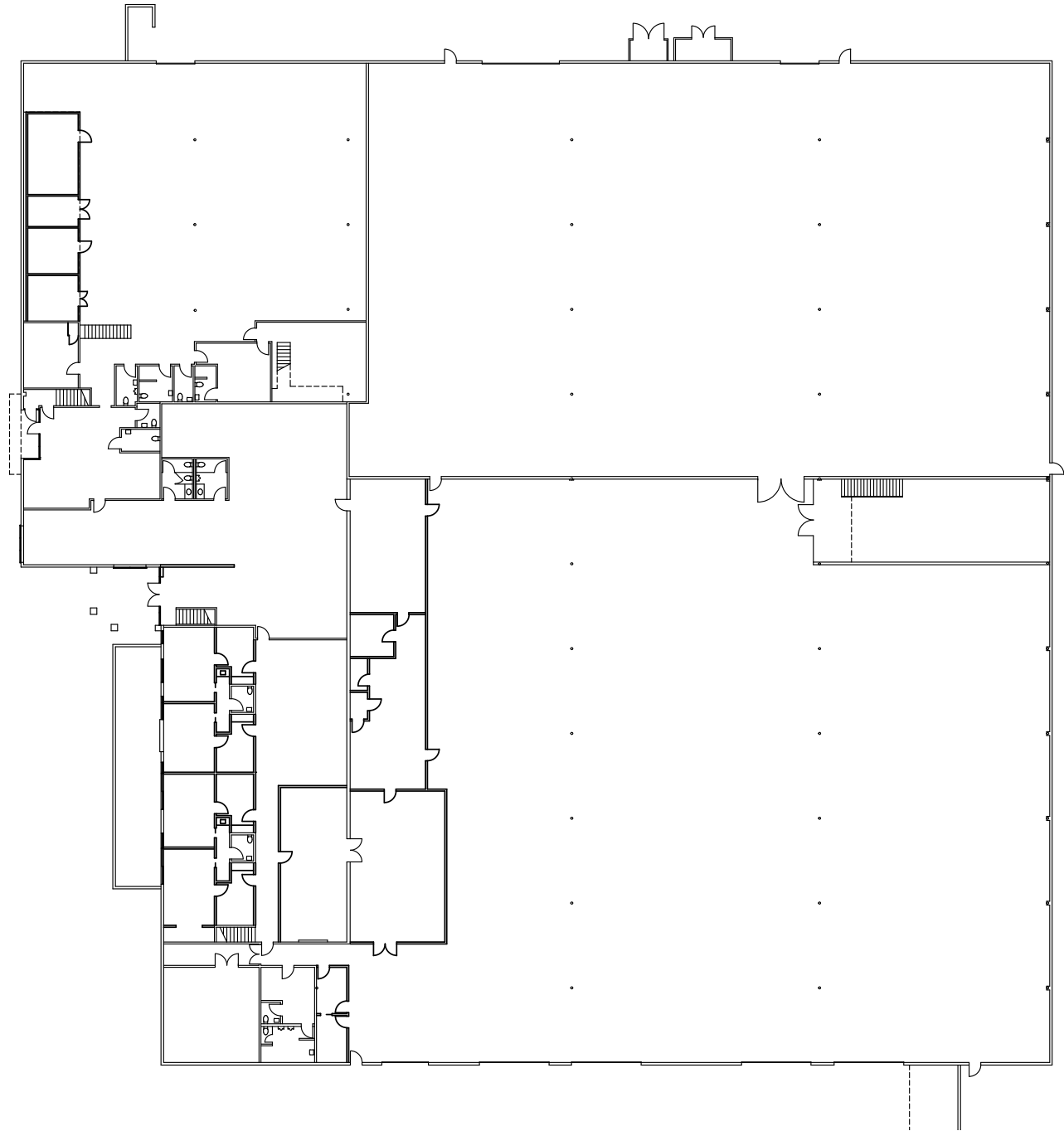
- FEATURES**
- Ceiling Height: Approximately 24'
  - Wide Open Bays
  - Patio Space
  - Close Proximity to Downtown Culver City
  - Located Within Hayden Tract



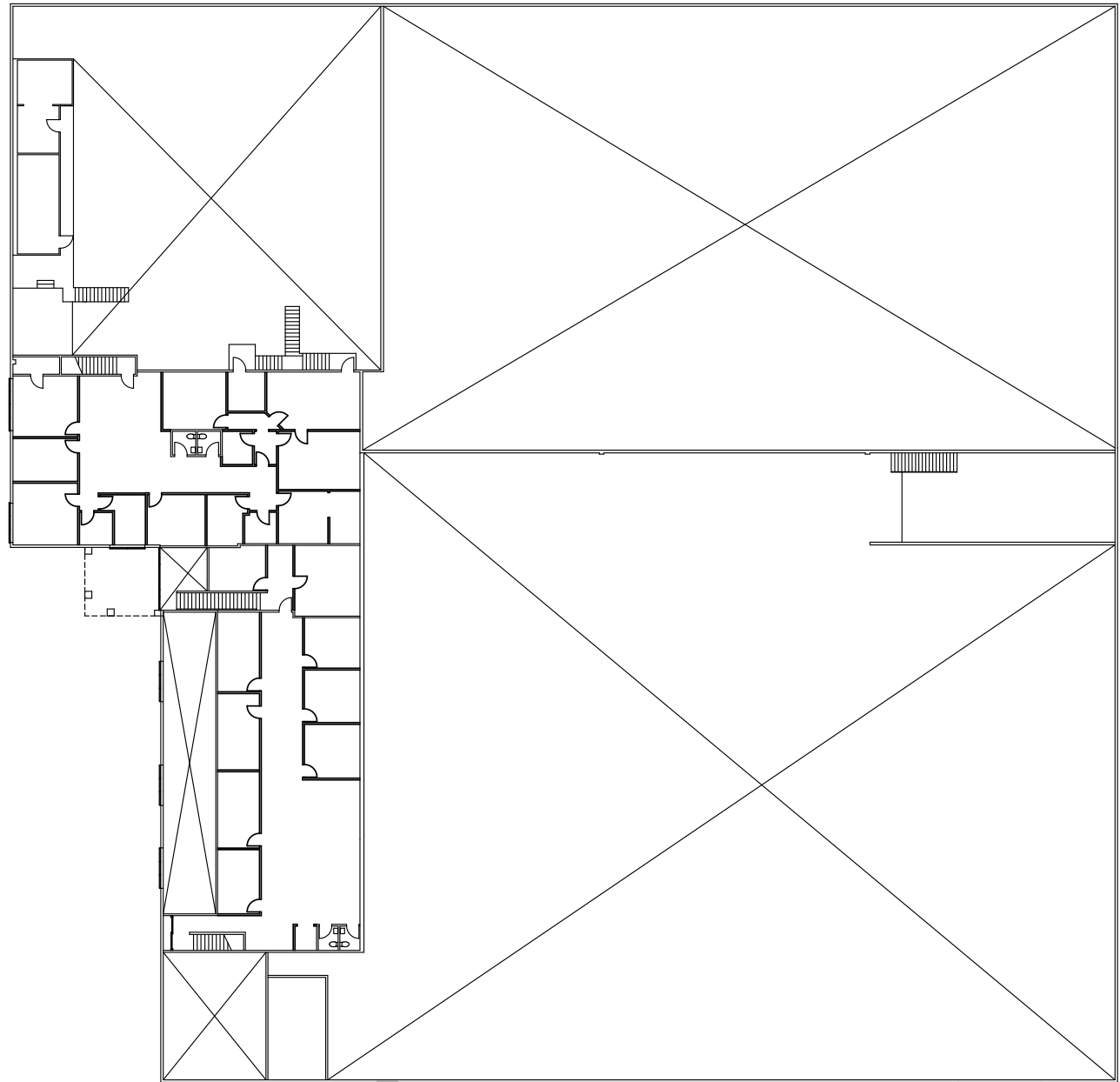




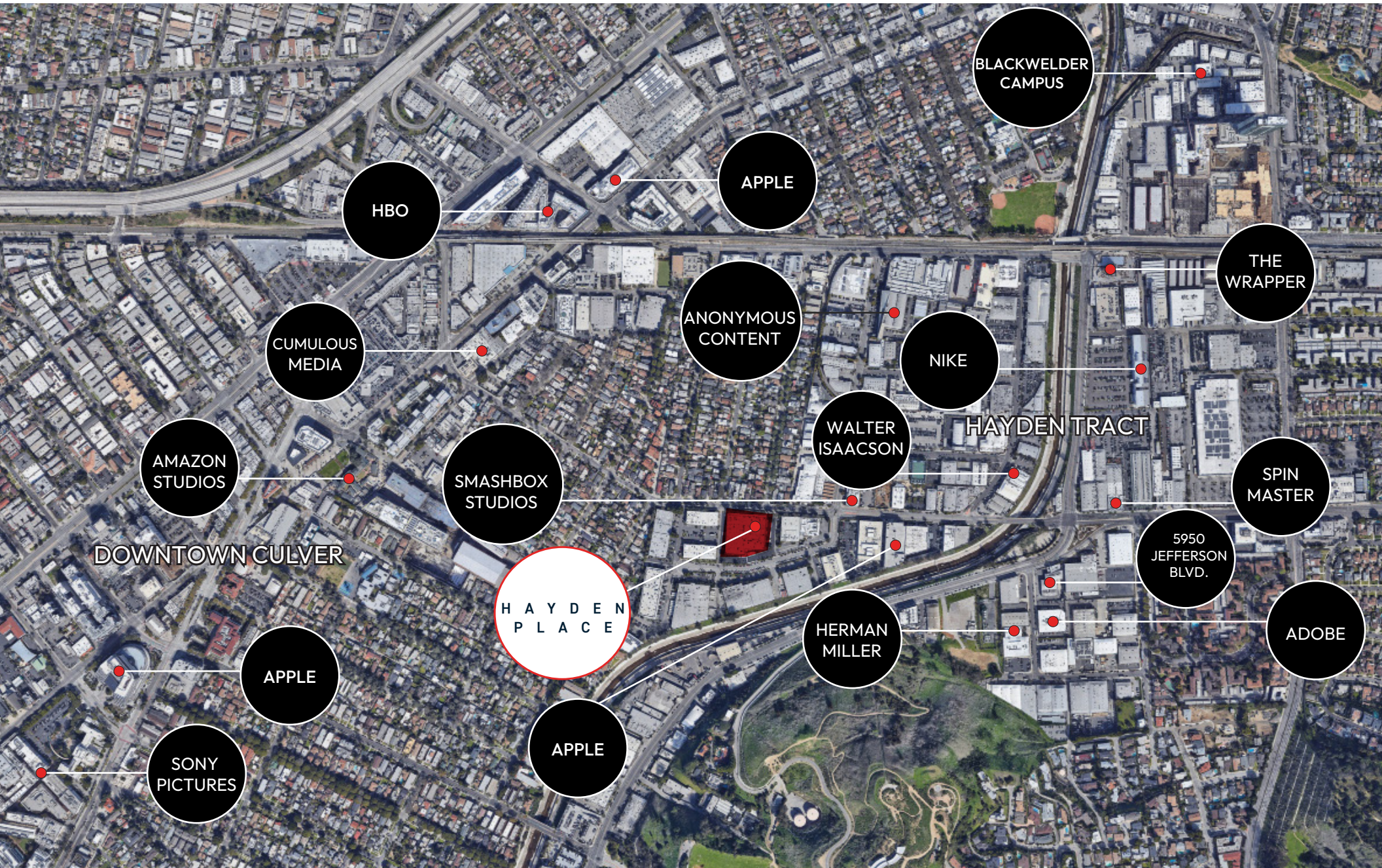
# FIRST FLOOR FLOOR PLAN

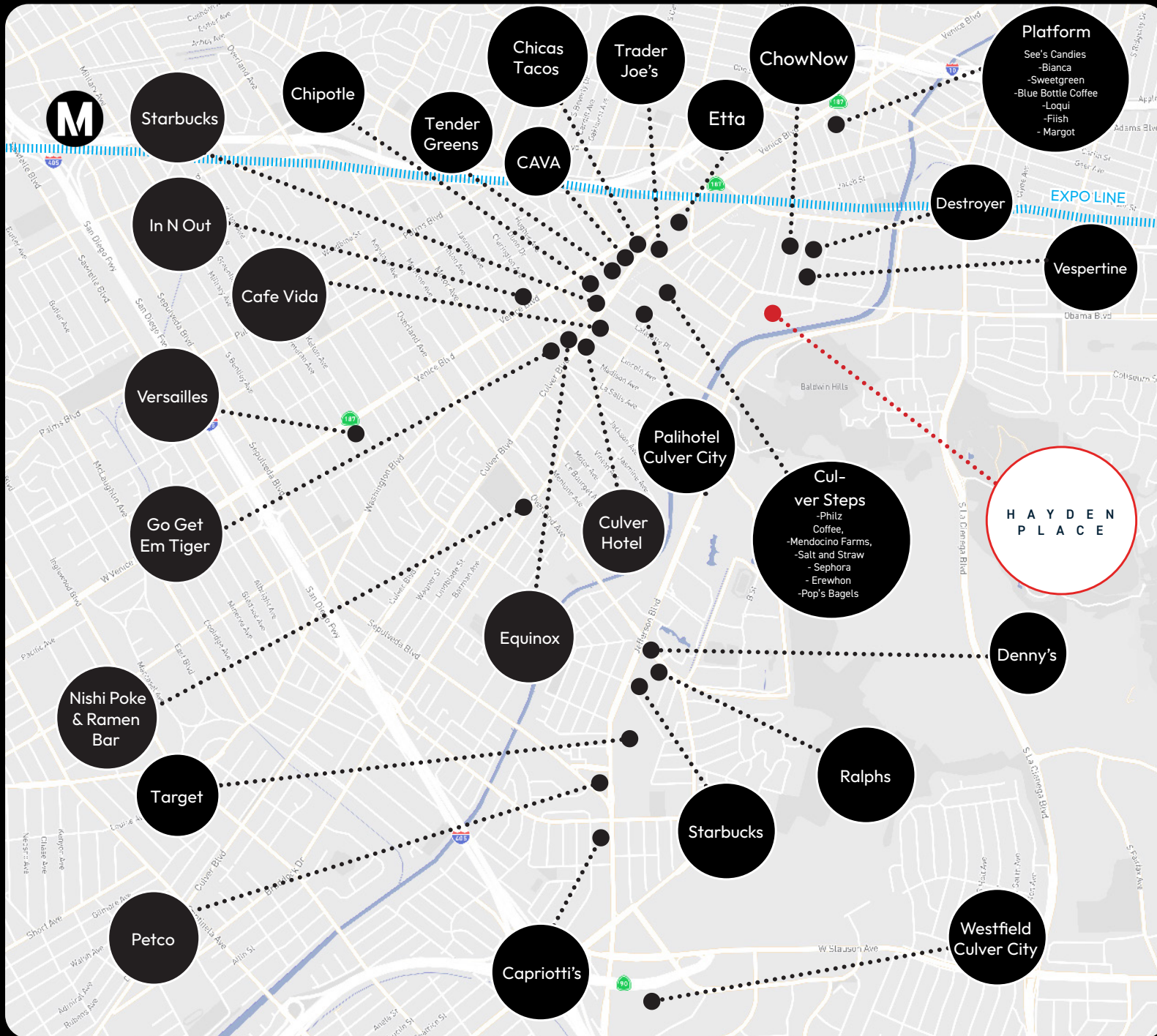


SECOND FLOOR  
FLOOR PLAN



# TENANT MAP





# AMENITY MAP



# CONTACT INFORMATION



Aleks Trifunovic, SIOR

President  
310.899.2721  
atrifunovic@leewestla.com  
BKR DRE 01363109



Tommy Isola

Principal  
310.899.2709  
tisola@leewestla.com  
AGT DRE 01974024



Keith Fielding

Principal  
310.899.2719  
kfielding@leewestla.com  
AGT DRE 01729915



Tibor Lody, SIOR

Principal  
310.899.2720  
tlody@leewestla.com  
AGT DRE 01261129



LEE & ASSOCIATES  
LOS ANGELES WEST, INC.



1508 17th Street, Santa Monica, CA | 310.899.2700 | [www.leewestla.com](http://www.leewestla.com)