




Address: 555 Isis Ave, Inglewood, CA 90301

Cross Streets: Isis Ave/W Hillcrest Blvd

Industrial M1 Zoning
 2 Position Double Truck High Loading Door
 1,180 SF Office - 2 Private Ofc, 1 Bullpen
 Fluorescent Lighting in Office; Efficient Office Floor Plan
 Concrete Tilt Up; Excellent Distribution Building
 Exterior/Interior Freshly Painted, Electric Fenced Yard

Lease Rate/Mo:	\$10,000	Sprinklered:		Office SF / #:	1,180 SF
Lease Rate/SF:	\$2.00	Clear Height:	17'	Restrooms:	
Lease Type:	Gross	GL Doors/Dim:	1 / 20'x10'	Office HVAC:	
Available SF:	5,000 SF	DH Doors/Dim:	2	Finished Ofc Mezz:	0 SF
Minimum SF:	5,000 SF	A: 200 V: 0; 3 W:		Include In Available:	
Prop Lot Size:	POL	Construction Type:		Unfinished Mezz:	0 SF
Term:	3-5 years	Const Status/Year Blt:	Existing / 1973	Include In Available:	
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	16 / Ratio: 3.2:1/	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Office	Market/Submarket:	LAX Area
Zoning:	WVTOD			APN#:	4126003022
Listing Company:	CBI Partners				
Agents:	Joel Katz 818-316-0302				
Listing #:	40745475	Listing Date:	07/16/2024	FTCF:	CB250N000S000
Notes:					