

Available SF 11,898 SF

Industrial For Lease

Building Size 21,888 SF

**Property Name:**

The Foundry

Address:

5859 Compton Ave - Studio A & B, Los Angeles, CA 90001

Cross Streets:

Compton Ave/E 58th Pl

Last Unit at The Foundry - Creative Complex - Fully Renovated
 Minute From DTLA, 1 Block From Metro Blue Line
 Nice Two Story Offices - Sandblasted Red Brick w/13'-24' Ceilings
 Large GL Doors *5 Ton Gantry Crane *New Restrooms
 Abundant Natural Light New LED Lighting* Secure Parking
 Video Surveillance *Dedicated 800A 3 Phase Electrical Service

Lease Rate/Mo: \$11,303
Lease Rate/SF: \$0.95
Lease Type: Gross
Available SF: 11,898 SF
Minimum SF: 11,898 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M-1

Sprinklered: No
Clear Height: 13'-24'
GL Doors/Dim: 3 / (2) 12'x12' (1) 18'x12'
DH Doors/Dim: 0
A: 800 V: 120/208 O: 3 W: 4
Construction Type: Brick
Const Status/Year Blt: Existing / 1956
Whse HVAC: No
Parking Spaces: 18 / **Ratio:** 1.5:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 2,680 SF / 4
Restrooms: 4
Office HVAC: None
Finished Ofc Mezz: 1,390 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Outlying Los Angeles
APN#: 6008-019-028,6008-019-008

Listing Company: Dorin Realty Company**Agents:** [Mark Whitman 213-627-0007](mailto:MarkWhitman@DorinRealty.com)**Listing #:** 23847431**Listing Date:** 10/18/2019**FTCF:** CB250Y175S000/AQAA

Notes: www.foundryla.com. All details must be verified. Min Clear Height 13'-24'. 5 Ton Gantry Crane. 1,000 ft from Metro Station, Unincorporated L.A. County. 20 Miles from Port of LA & 1 Mile from Alameda Corridor. In a designated US Opportunity Zone with tax advantages for entrepreneurs. Stub-in for additional warehouse restroom.

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