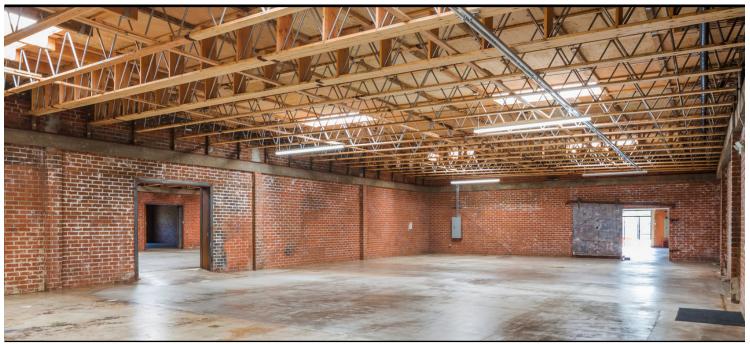
Available SF 11,898 SF Industrial For Lease Building Size 21,888 SF



**Property Name:** 

**Cross Streets:** 

The Foundry

Address:

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

Compton Ave/E 58th PI

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	Sprinklered:	No	Office SF / #:	2,680 SF / 4
Lease Rate/SF:	\$0.95	Clear Height:	13'-24'	Restrooms:	4
Lease Type:	Gross	GL Doors/Dim:	3 / (2) 12'x12' (1) 18'x12'	Office HVAC:	None
Available SF:	11,898 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	1,390 SF
Minimum SF:	11,898 SF	<b>A:</b> 800 <b>V:</b> 120/208 <b>0:</b> 3 <b>W:</b> 4		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	Brick	<b>Unfinished Mezz:</b>	0 SF
Term:	3-5 Years	Const Status/Year Bit:	Existing / 1956	Include In Available:	No
Sale Price:	NFS			Possession:	Now
Sale Price/SF:	NFS	Whse HVAC:	No	Vacant:	Yes
Taxes:		Parking Spaces: 18	/ Ratio: 1.5:1	To Show:	Call broker
Yard:	Fenced / Paved	Rail Service:	No	Market/Submarket:	Outlying Los Angeles
Zoning:	M-1	Specific Use:	Warehouse/Office	APN#:	6008-019-028,6008-019-008

 Listing Company:
 Dorin Realty Company

 Agents:
 Mark Whitman 213-627-0007

Listing #: 23847431 Listing Date: 10/18/2019 FTCF: CB250Y175S000/AOAA

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.

Mark Whitman mwhitman@dorinrealty.com 213-627-0007

