

Available SF 5,200 SF

Industrial For Lease

Building Size 21,888 SF

**Property Name:**

The Foundry

Address:

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

Cross Streets:

Compton Ave/E 58th Pl

Studio B at The Foundry - Creative Complex; Fully Renovated
 Minutes From DTLA, 1 Block From Metro
 Sandblasted Red Brick W/12'-24' Ceilings & 18'x12' Roll-Up On Compton Ave
 5 Ton Gantry Crane, New Restrooms, Ample Natural Light
 New LED Lighting, Secure Parking & Video Surveillance
 Dedicated 200A 3 Phase Electrical Service

Lease Rate/Mo: \$4,940
Lease Rate/SF: \$0.95
Lease Type: Gross
Available SF: 5,200 SF
Minimum SF: 5,200 SF
Prop Lot Size: POL
Term: 3-5 Years W/Periodic COLA's
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M-1

Sprinklered: No
Clear Height: 12'
GL Doors/Dim: 1 / 18'x12'
DH Doors/Dim: 0
A: 200, 300 V: 120/208 0: 3, 3 W:
Construction Type: Brick
Const Status/Year Blt: Existing / 1956
Whse HVAC: No
Parking Spaces: 8 / **Ratio:** 1.5:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 0 SF / 0
Restrooms: 2
Office HVAC: None
Finished Ofc Mezz: 0 SF
Include In Available: No
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@foundryla.com)
Listing #: 20933356
Notes:

Listing Date: 04/02/2019**FTCF:** CB250Y175S000/AQAA

www.foundryla.com. All details must be verified. Min Clear Height 12'-24'. 5 Ton Gantry Crane. 1000 ft from Metro Station, 20 Miles from Port of LA & 1 Mile from Alameda Corridor. In a designated US Opportunity Zone with tax advantages for entrepreneurs. Near Starbucks, Ray's BBQ, Chase, CVS, Walgreens, Fatburger, Carl's Jr, McDonalds, Menchies, Avila's El Ranchito.

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

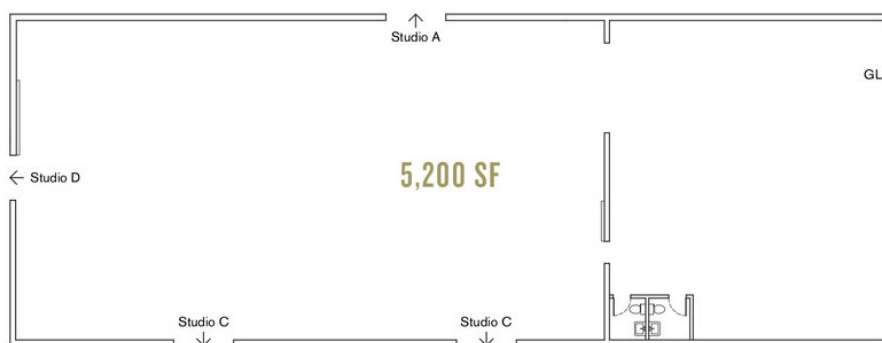
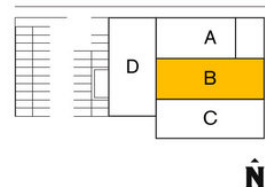
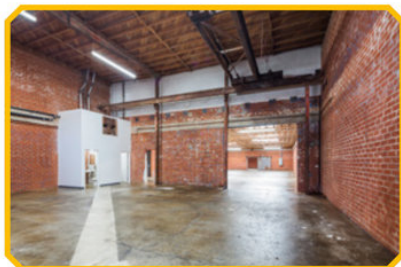
AIRCRE
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📍 5859 COMPTON AVE.
LOS ANGELES 90001

STUDIO B

5,200 SF

- Sandblasted red brick walls
- 12' to 22' high natural wood ceilings with 9 white dome skylights
- New 18' x 12' steel rollup overhead door with Compton Ave drive-in loading
- Original factory windows with all new glass
- New LED Lighting suspended with aircraft cables
- 5 ton steel gantry crane
- 2 new restrooms with all new fixtures and stainless accessories
- HVAC ready
- Separately Metered 200AMP 208Y120V 3Ø Electrical Service
- Additional 400AMP Ø Electrical Service option



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mwhitman@dorinrealty.com
213-627-0007

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