



3170 E 11th St

3170 E 11th St, Los Angeles, CA 90023

Dee Chin

YRPM

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3170 E 11th St

\$15.00 /SF/YR



Rental Rate:	\$15.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	17,584 SF
Year Built:	1946
Taxes:	\$0.25 USD/SF/MO
Operating Expenses:	\$0.15 USD/SF/MO
Rental Rate Mo:	\$1.25 /SF/MO

1st Floor Ste Warehouse & Office A

Space Available	12,490 SF
Rental Rate	\$15.00 /SF/YR
Date Available	30 Days
Service Type	TBD
Office Size	2,490 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

The warehouse has a new roof and has been seismically retrofitted. There is a sliding door to separate 2 units. The office space was remodeled as well. Available storages: Storage 1 with fire sprinkler (currently Open Space) and Storage 2. Space can be rented as a whole or can be divided to 2 units: Unit 1) Warehouse 10,000 sq and Office 2490 sq Unit 2) Warehouse 3704sq and Office 1390 sq

1

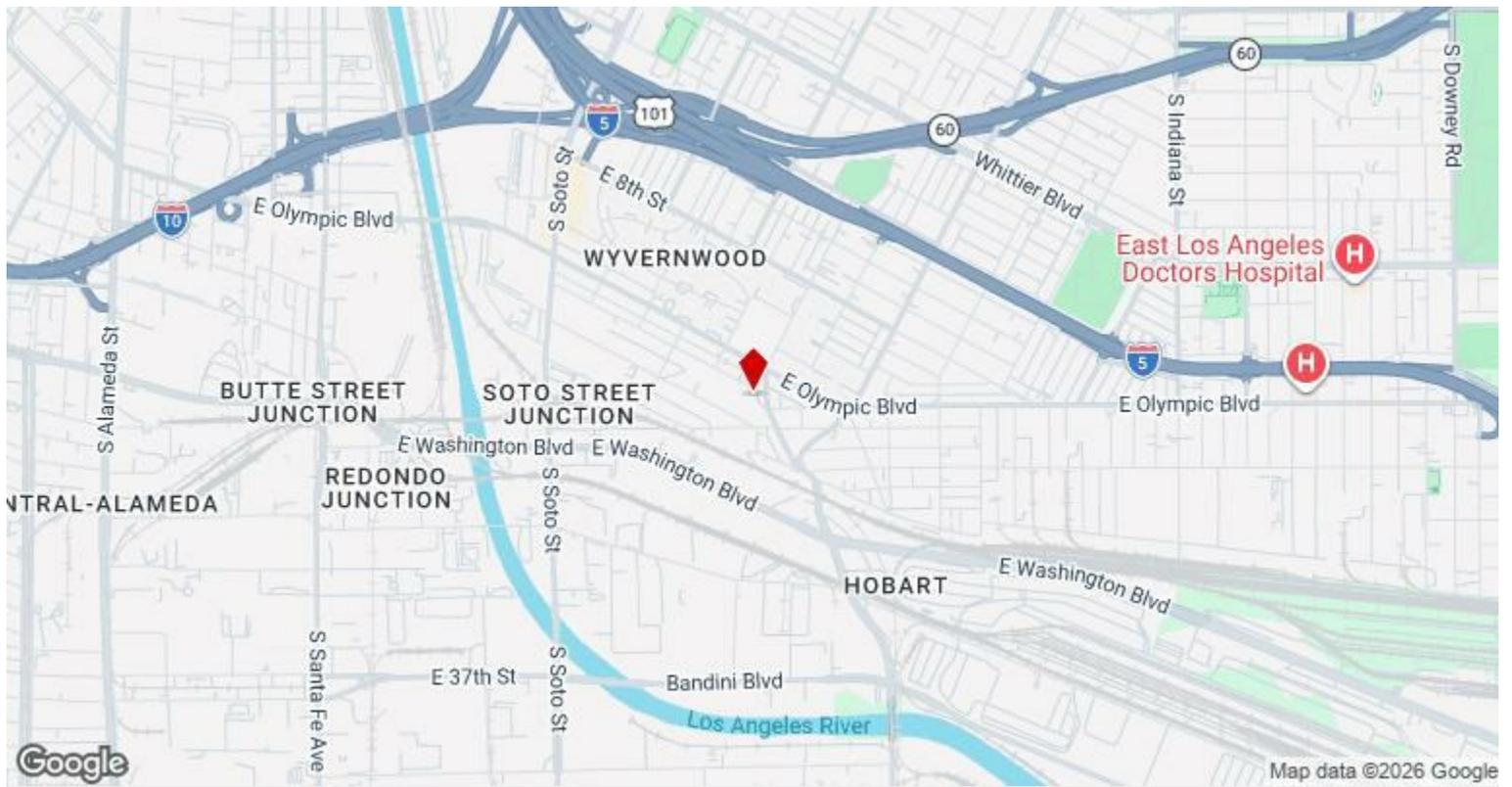
1st Floor Ste Warehouse & Office B

Space Available	5,094 SF
Rental Rate	\$15.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	1,390 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

2

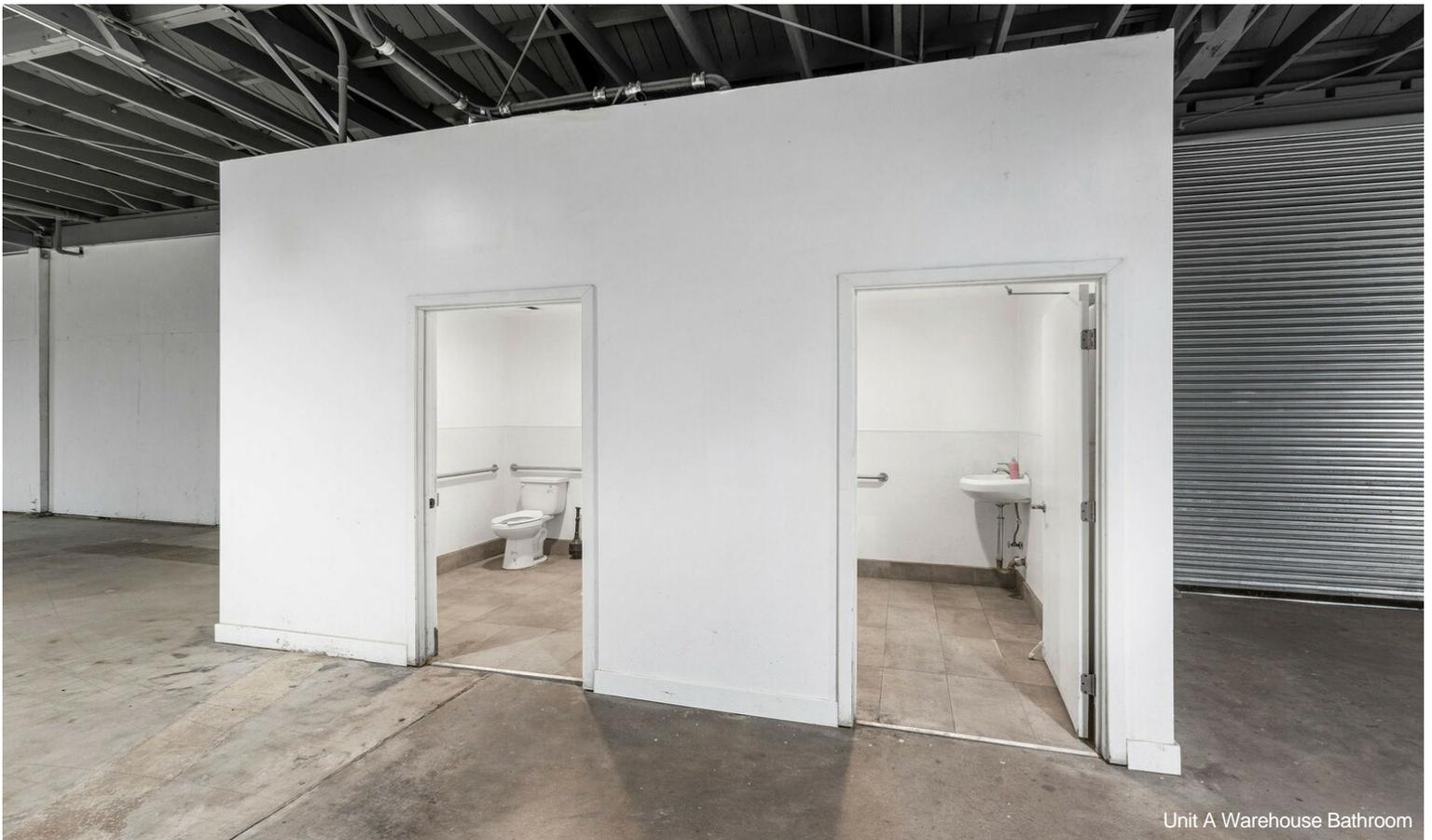
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Worldwide Prophetic Evangelical - Ministries		



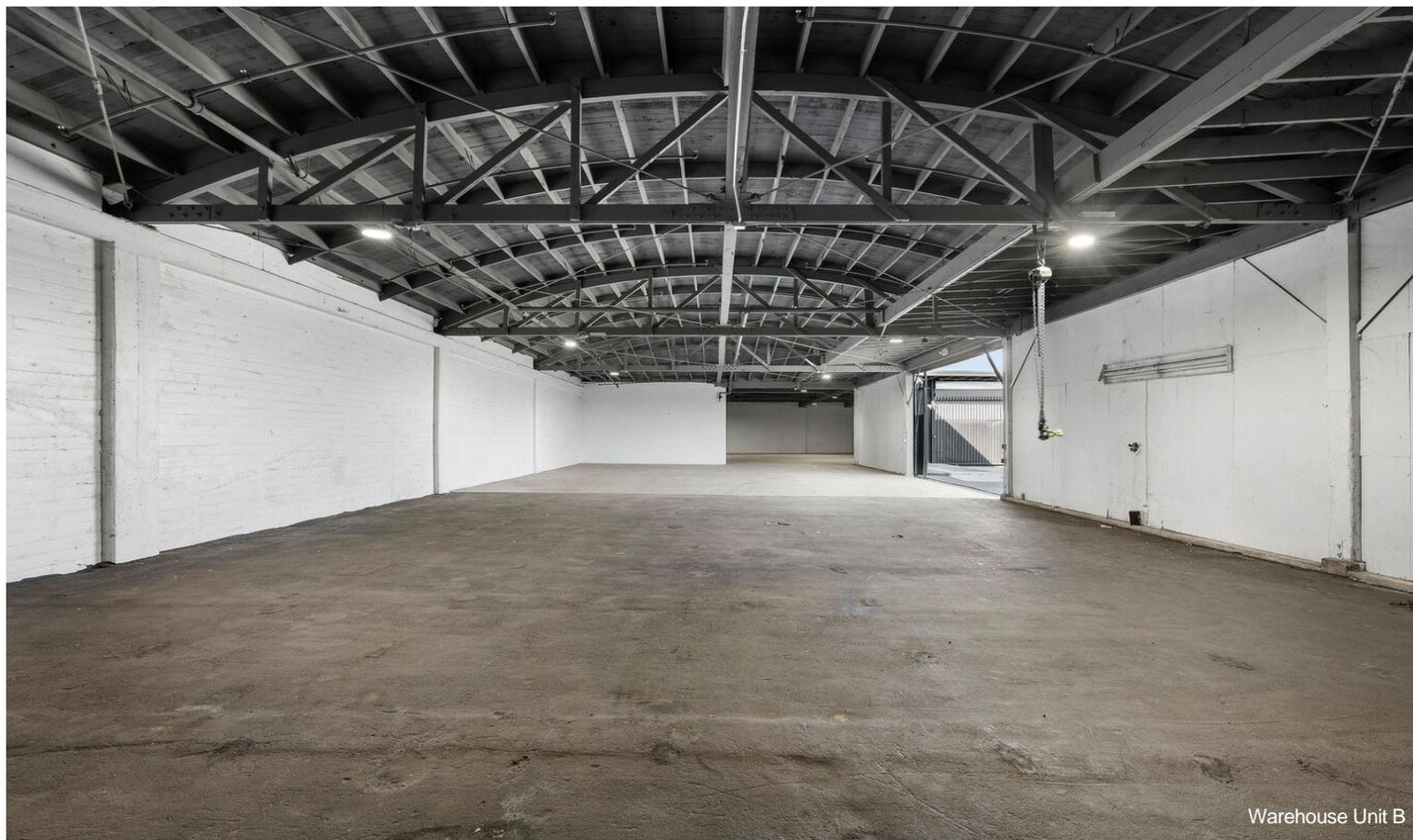
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Property Photos

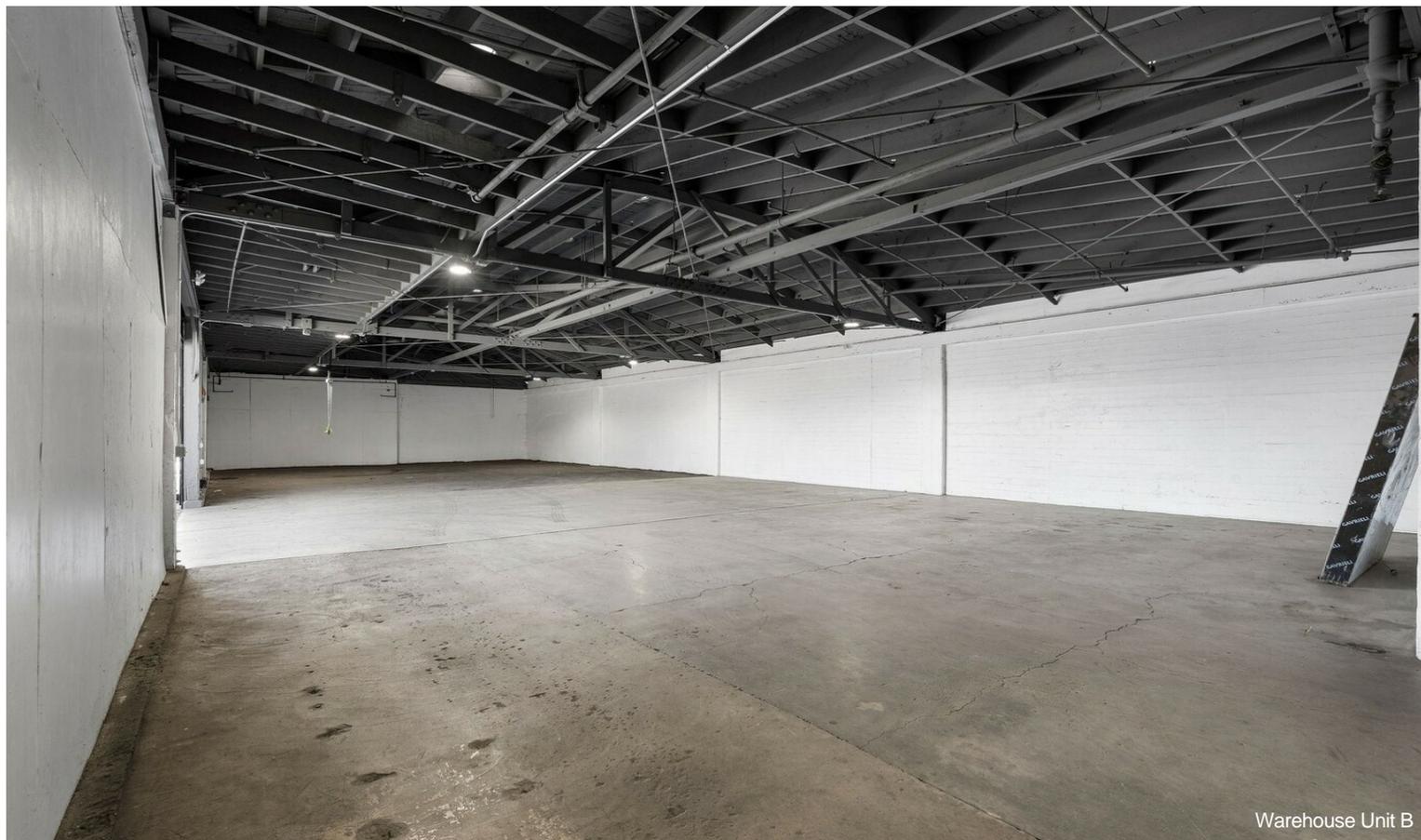


Unit A Warehouse Bathroom

Property Photos

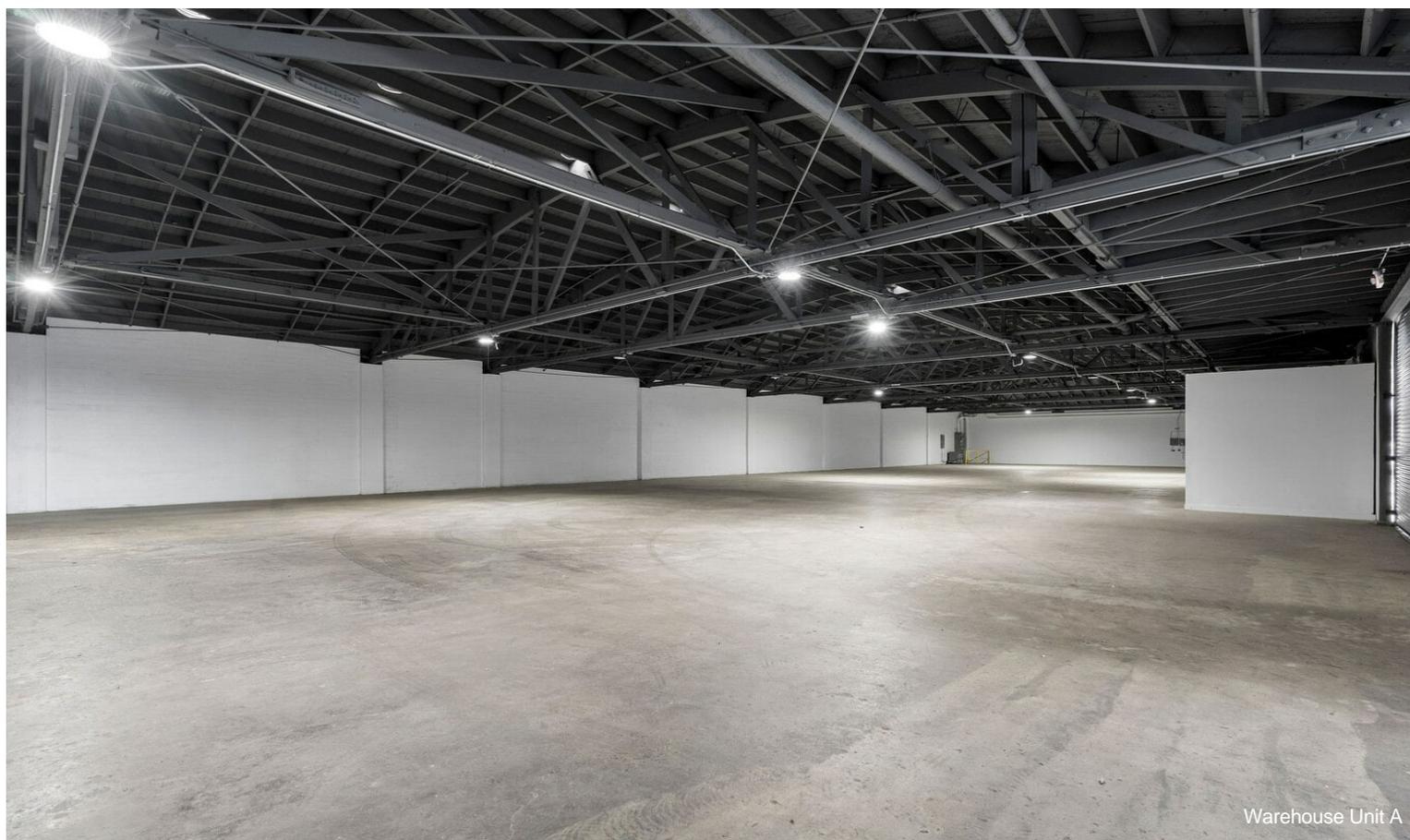


Warehouse Unit B



Warehouse Unit B

Property Photos

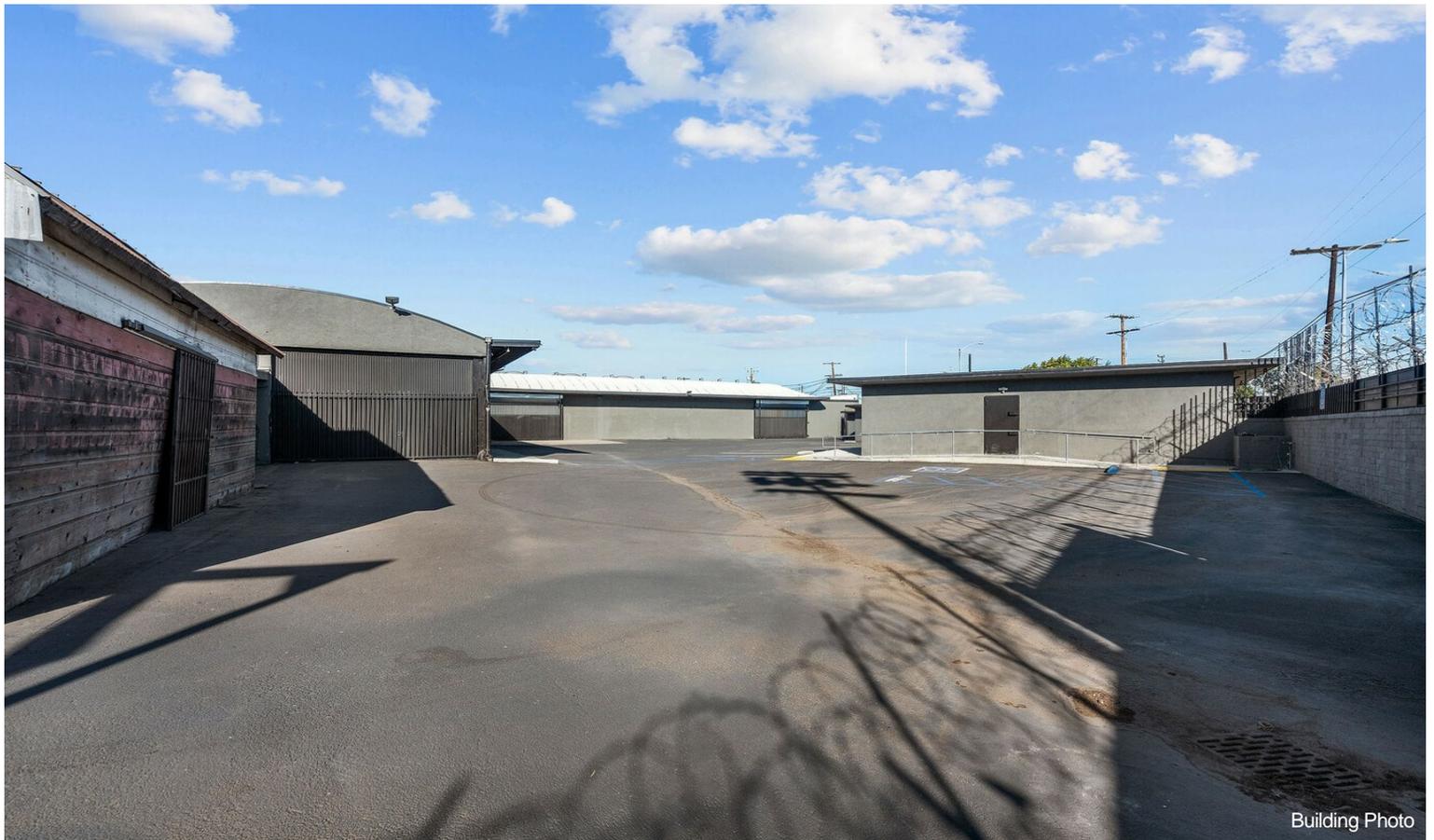


Warehouse Unit A



Outside Access Bathroom Attached to the Office Building

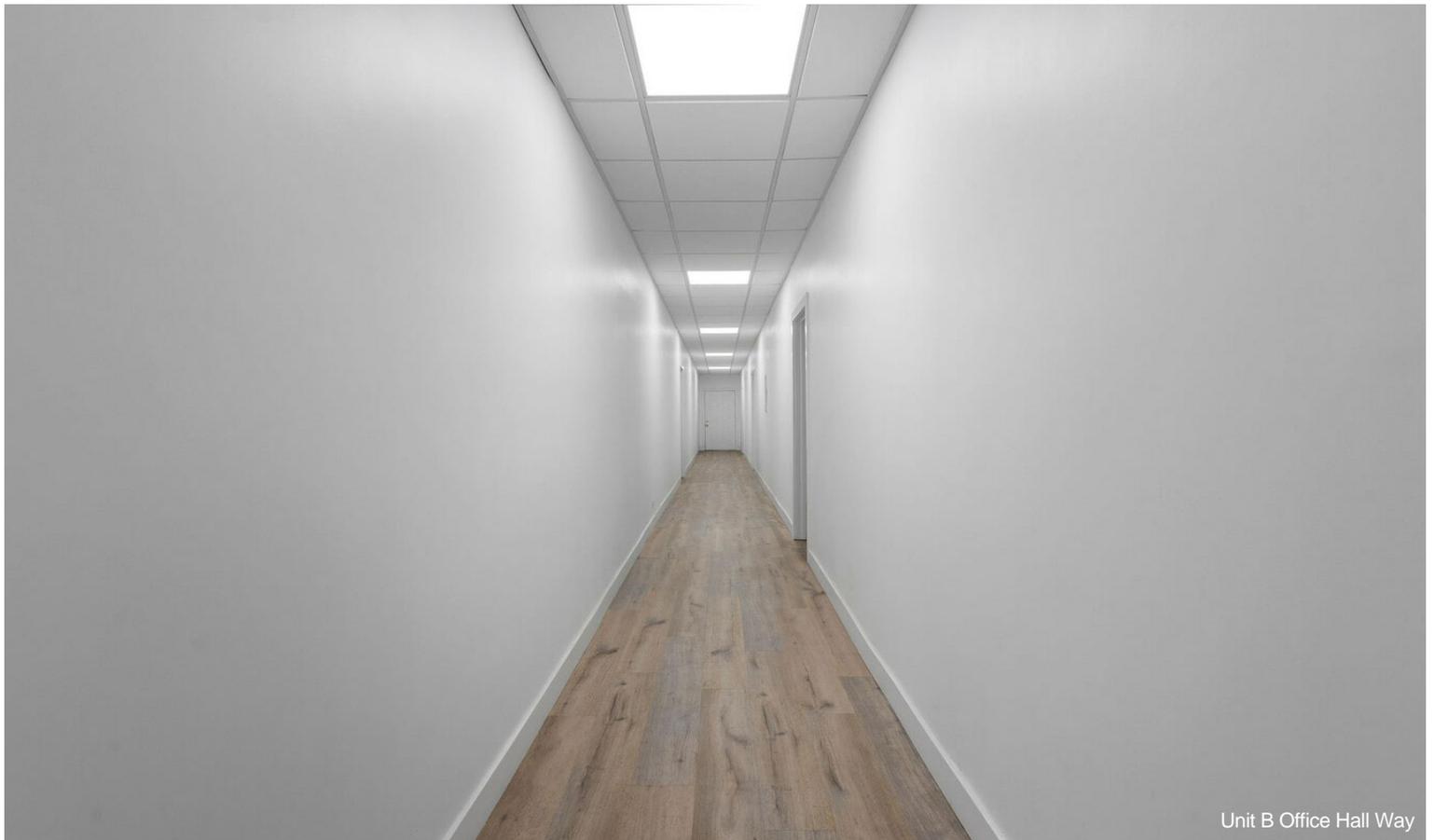
Property Photos



Property Photos



View of the Office Building



Unit B Office Hall Way

Property Photos



Office Unit A Closet



Office Unit A Entry and Office

Property Photos



Office Unit A Bathroom

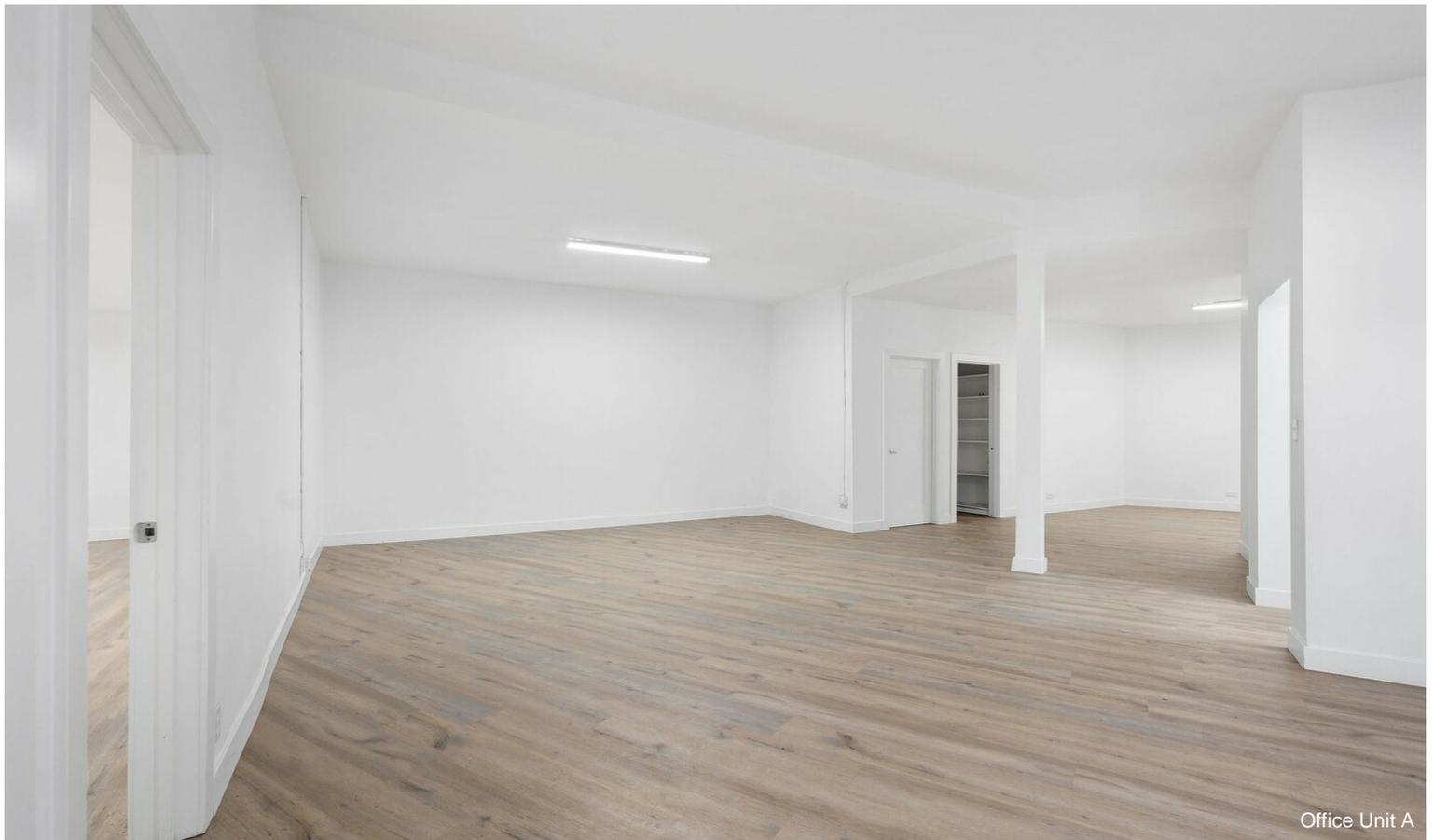


Office Unit A Bathroom and Shower

Property Photos

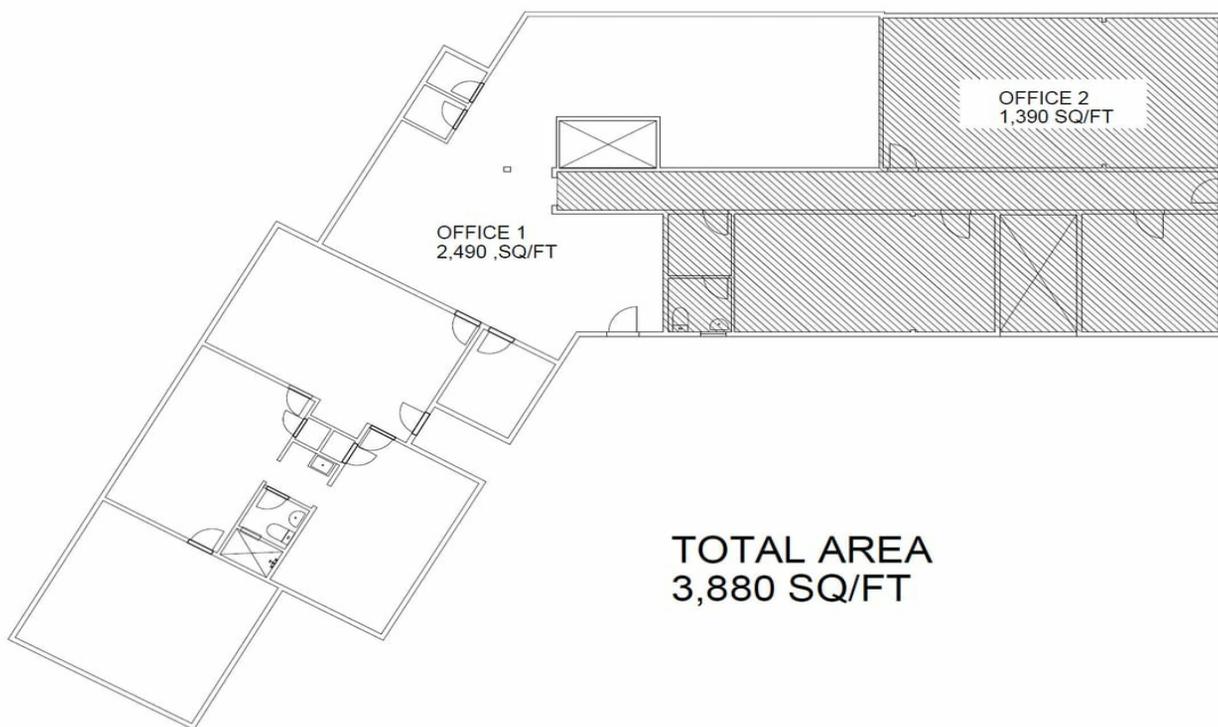
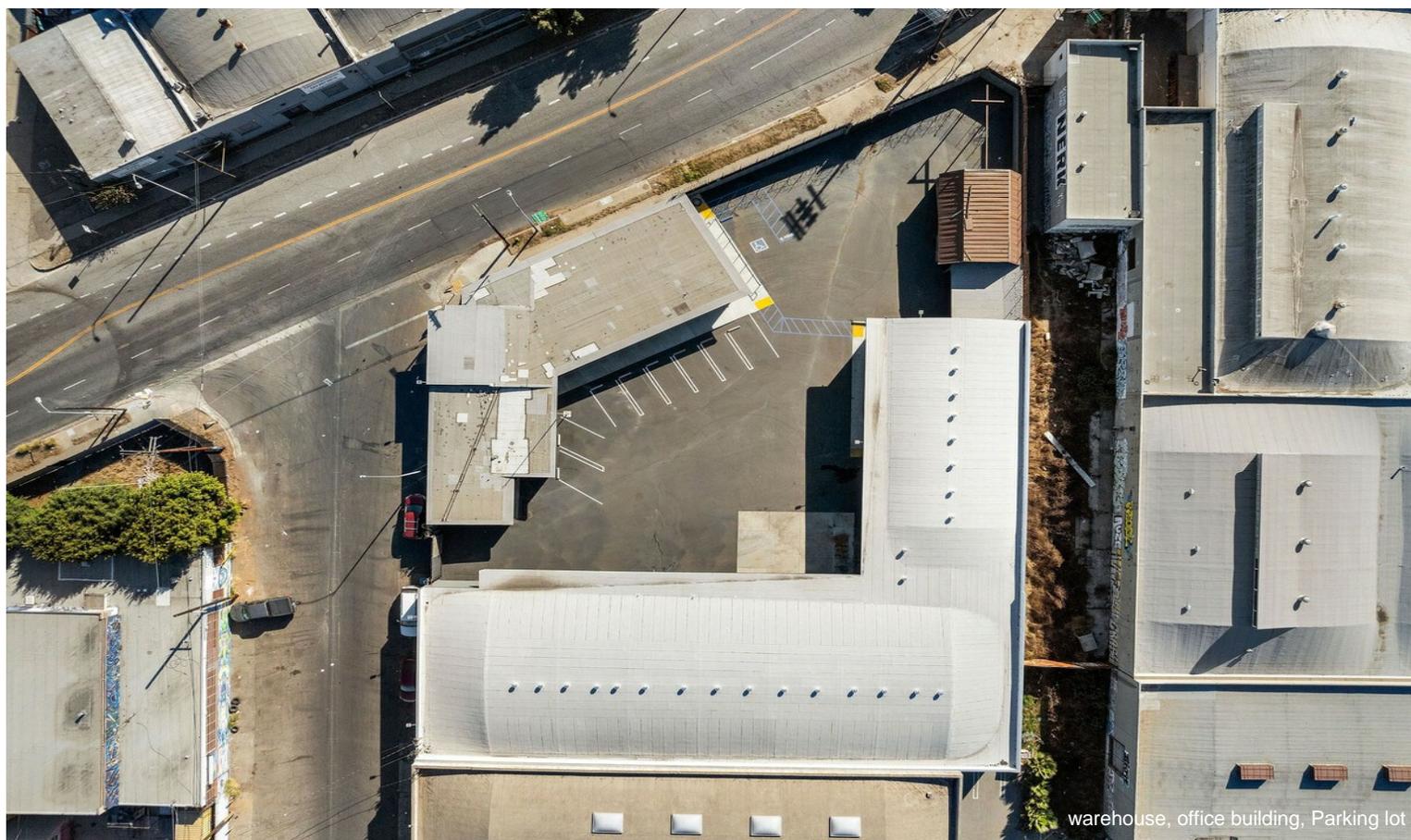


Office Unit A



Office Unit A

Property Photos



Property Photos

