



## **10K SF Industrial Building on 16,271 SF Lot**

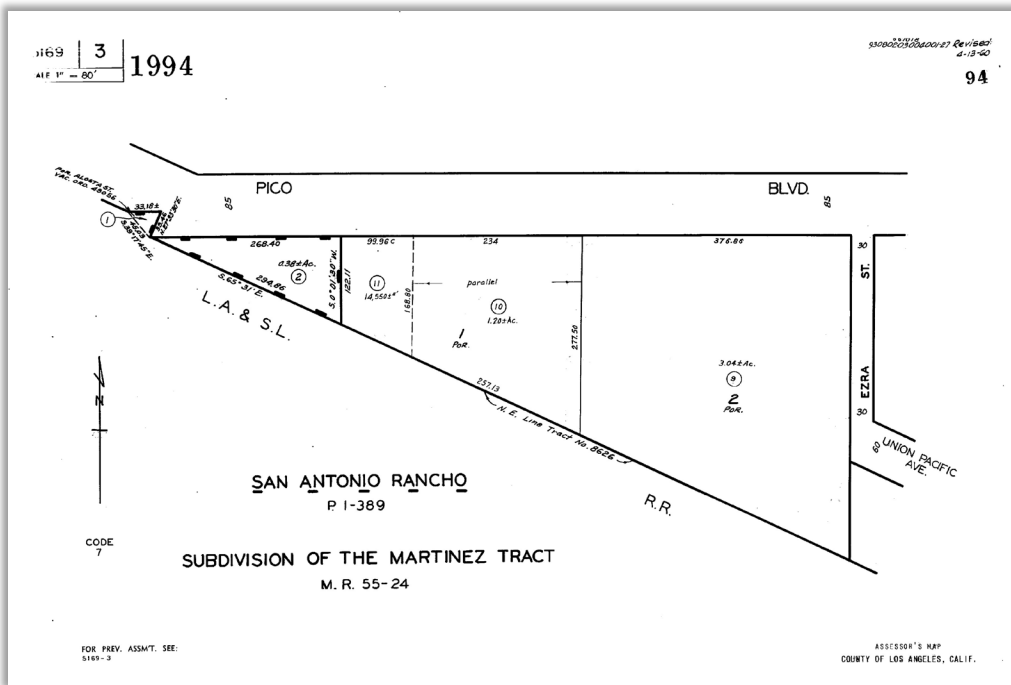
**For Lease: 3120 E. Pico Blvd Los Angeles, CA 90023**

- Approximate 10K SF building on over 16K SF fenced yard area. Perfect for contractor, manufacturing, import/export, printing, machine shop, etc.
- The warehouse area has open layout with 400 AMP, 240 Volt power, one grade level door, 16 foot clear height and plumbing available in warehouse.
- The office area is approx 2K SF with a reception area, 8 offices, two restrooms, breakroom and large office that can be used as a conference room.
- Large open yard area partially paved and partial gravel. Great for paring trucks and equipment. Checking with city on business use.
- Building signage, front parking area for employees as well as additional street parking available. Close to 60, 101, 5 and 10 freeways.



## Property Description

Total Building Square Footage:	10,000 Square Feet
Lot Size:	Approx 16,271 Square Feet
APN:	5169-003-002
Year Built:	1980
Zoning:	M3- Industrial-Commercial
Power:	400 AMP 240 Volt 3 Phase
Loading Door:	One- 12'x12'
Clear Height:	16 Feet
Office square Footage:	Approx 2,000 SF



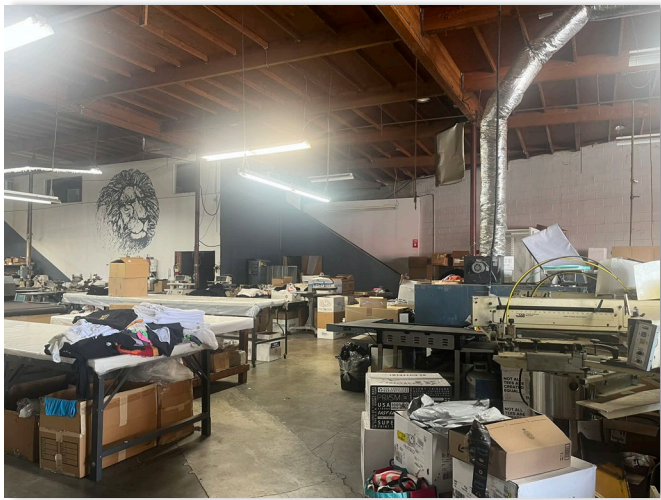
### Top Commercial Realty

Linda Vidov, CA Broker Lic#1715788

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\*All information deemed reliable but not guaranteed. Buyer to verify square footage, use and other information. \*



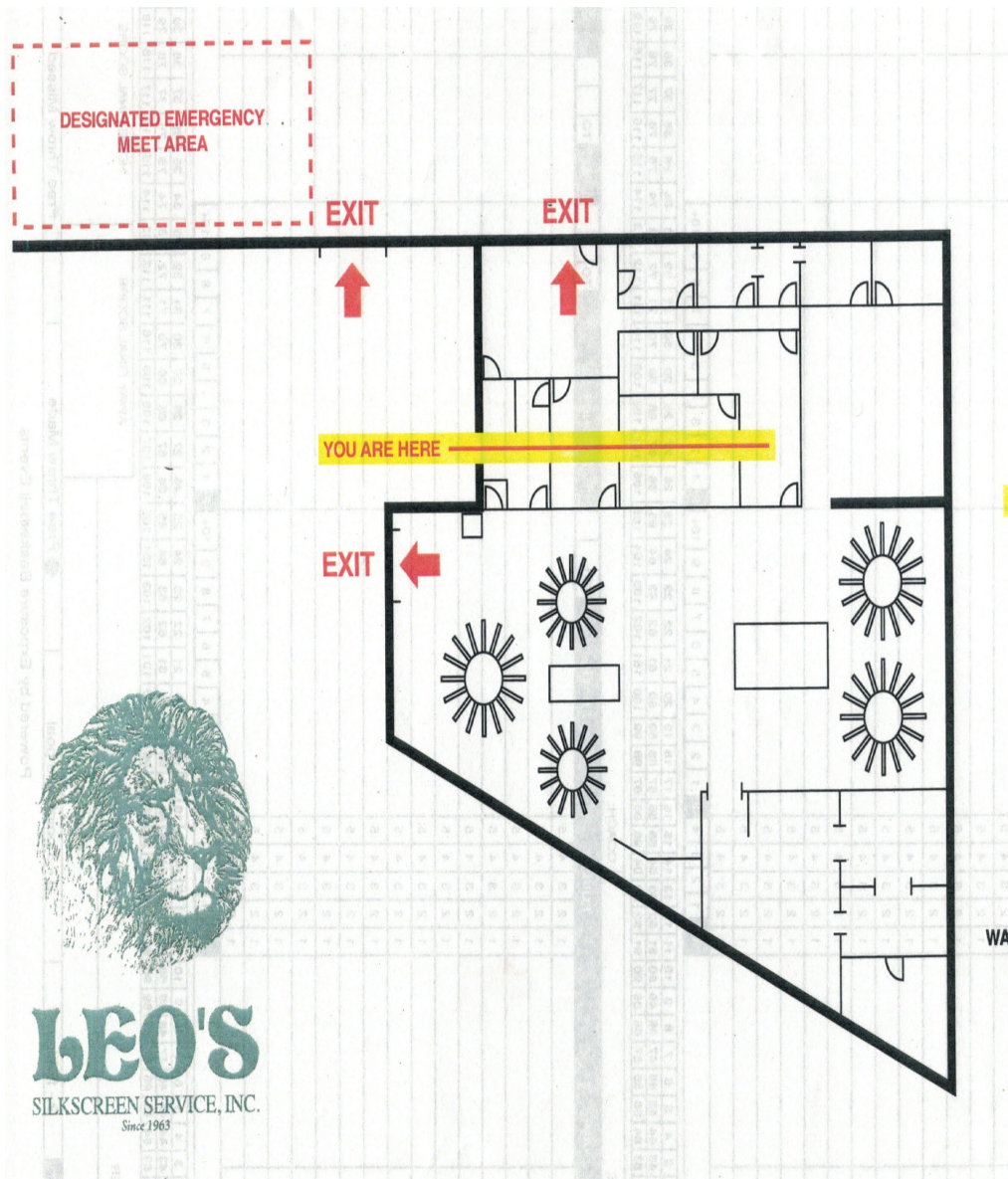
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Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2024)	81,512	979,129	3,398,075
Average HH Income	\$68,240	\$70,985	\$86,958
Median Home Value	\$644,383 2024 Data		



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