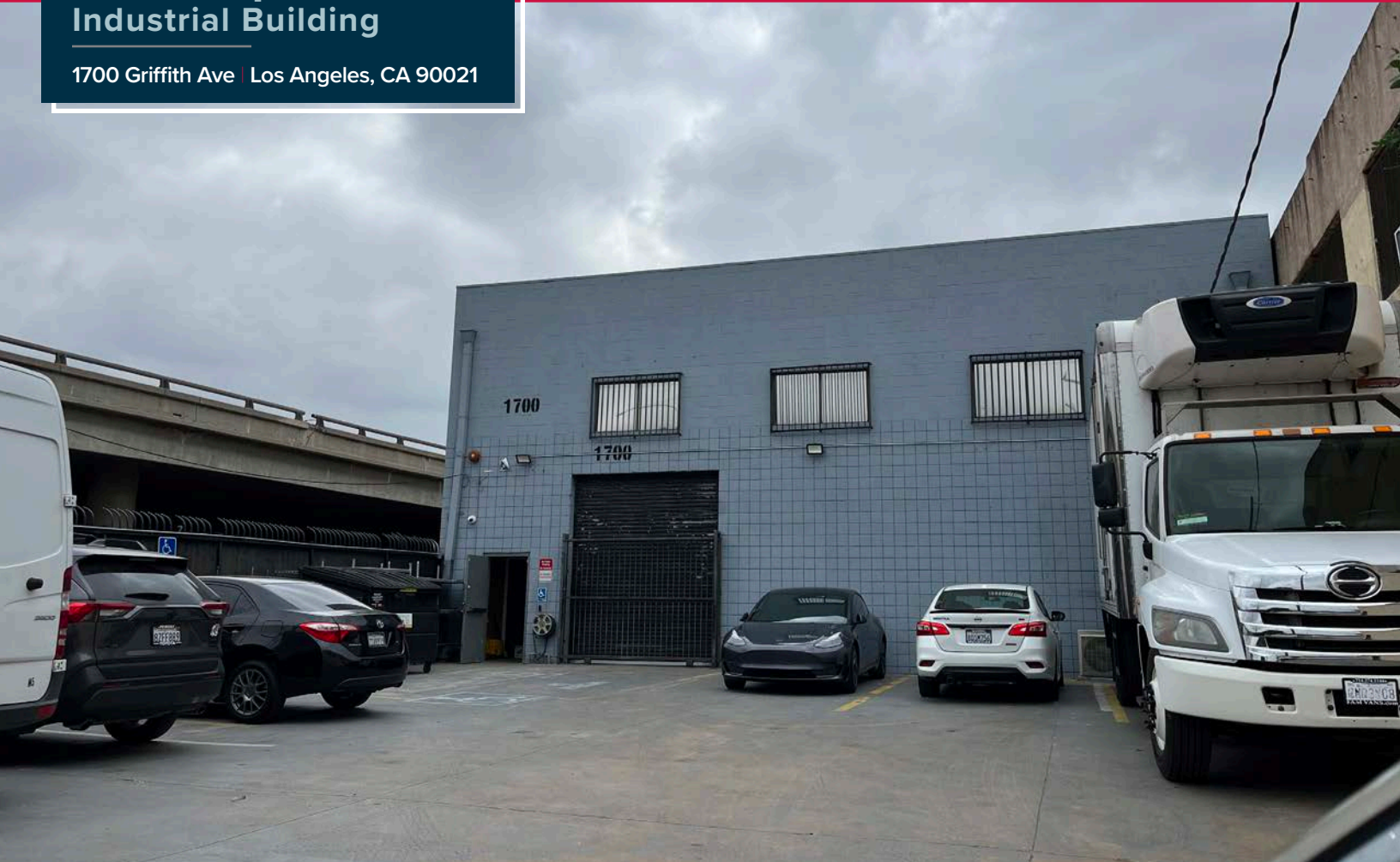


# FOR SALE

±4,080 Sq. Ft.  
Industrial Building

1700 Griffith Ave | Los Angeles, CA 90021



## PROPERTY HIGHLIGHTS

- Leased Investment; NNN Lease; \$10,609/Mo
- Annual Net Income \$127,308; 3% Annual Increases
- 3 Years on the Current Lease
- 5 Year Lease Option with 3% Annual Increases
- Excellent Building
- Large Fenced Secured Yard

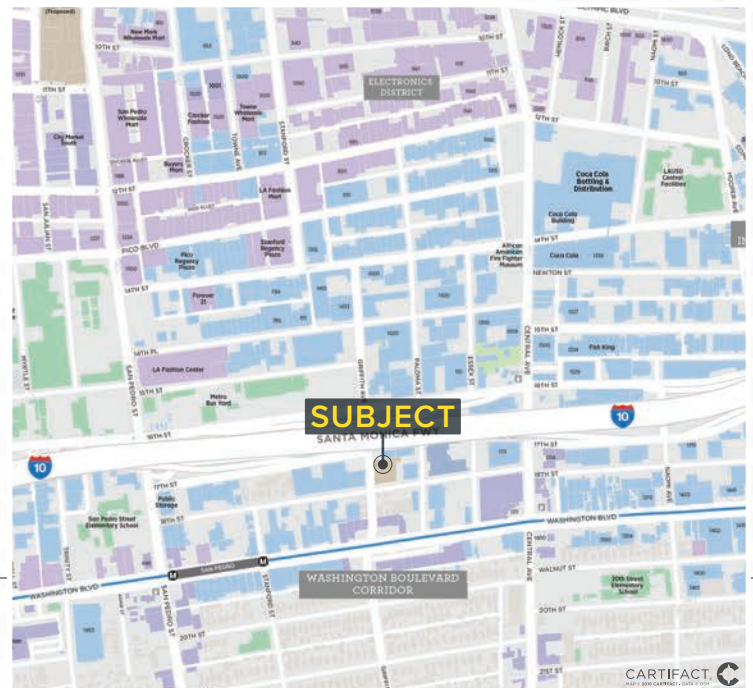
**Asking Sale Price**

**\$2,699,981 (\$661.76 PSF)**

FOR MORE INFORMATION, PLEASE CONTACT

**Tim Wetzel**

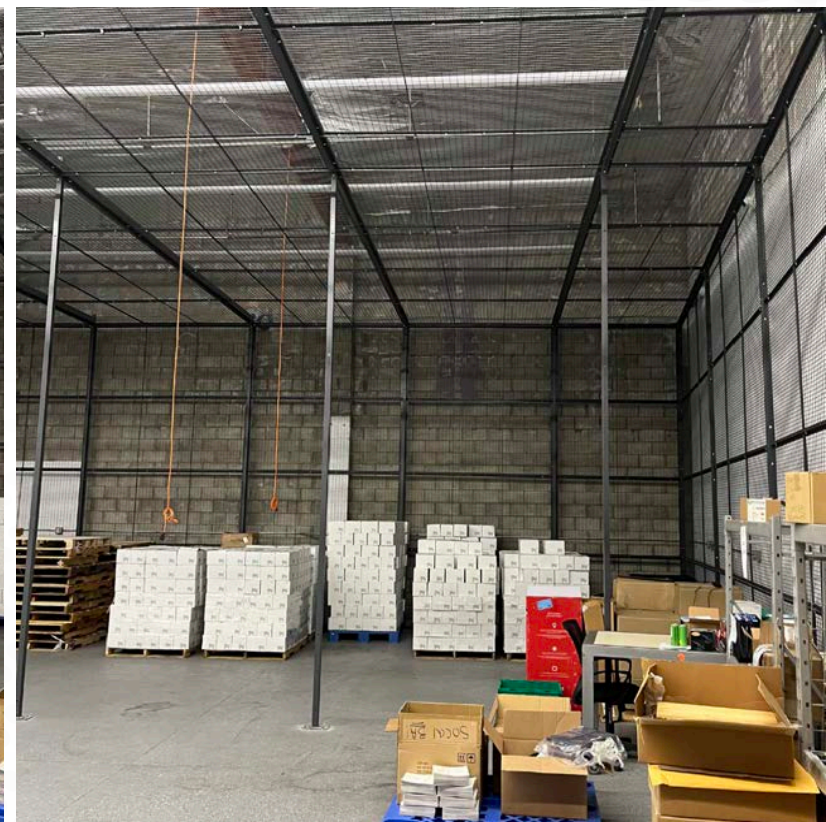
Senior VP, Principal | LIC NO 010011571  
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213.700.0183



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