

FOR LEASE

# *INDUSTRIAL & RESIDENTIAL* IN CENTRAL LOS ANGELES

2703 SOUTHWEST DR, LOS ANGELES, CA 90043

**km** Kidder  
Mathews

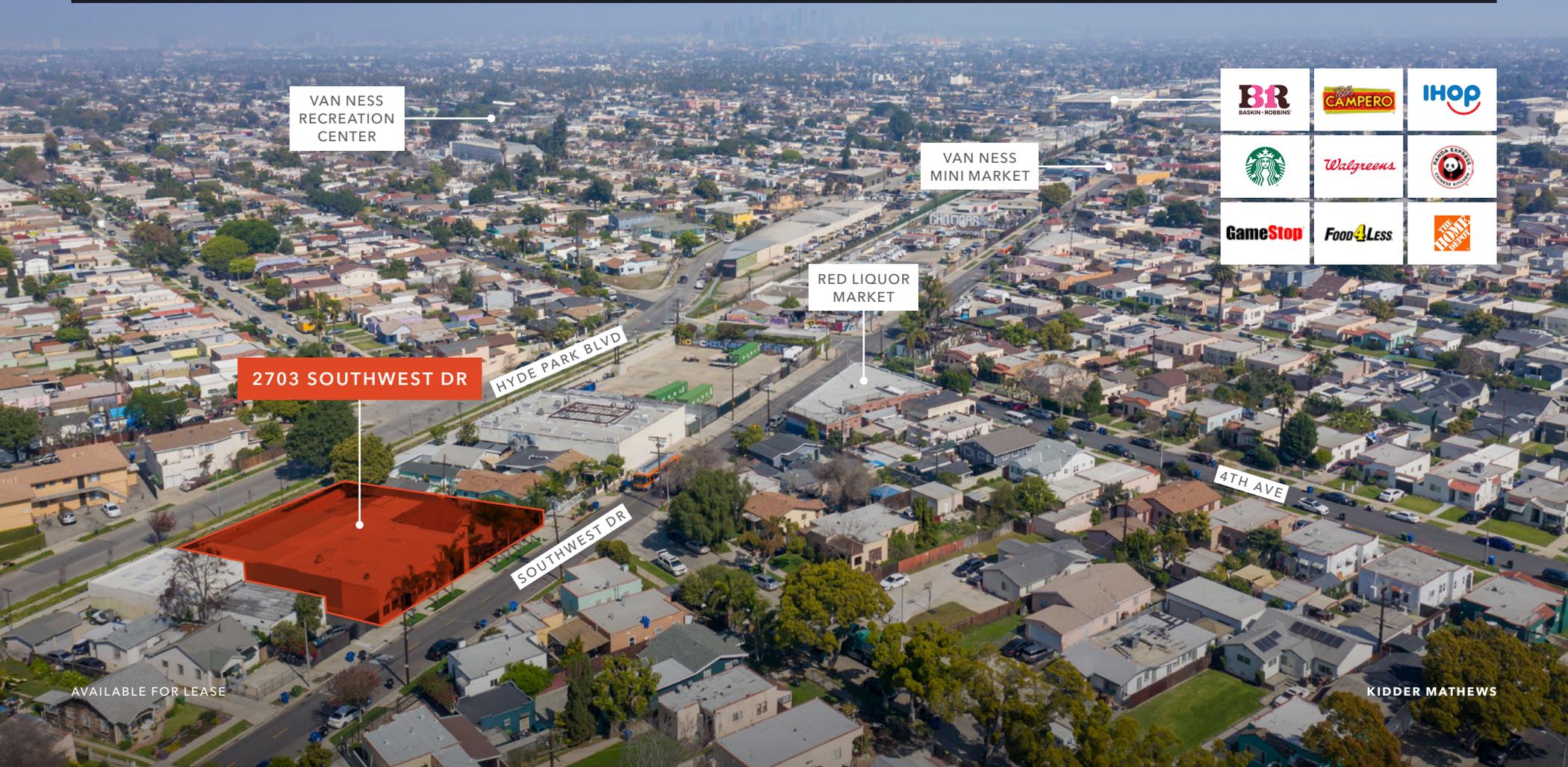
*We are pleased to present ±7,200 SF of expansive industrial warehouse that comes with an adjacent 1,391 SF 2-unit residential building, for a total of 8,951 SF that is primed for a business operator to live on-site!*

The property has recently gone through some significant renovations, including 600-amp electrical, new warehouse insulation, new roof coating, and many additional upgrades throughout.

With 12'-15' ceilings and skylights throughout, the space is well-positioned

for a manufacturer seeking a clean working environment, a fully secured and gated property, with plenty of power (600 amps) and parking on-site.

Contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com for additional details.



VAN NESS RECREATION CENTER

VAN NESS MINI MARKET

RED LIQUOR MARKET

2703 SOUTHWEST DR

HYDE PARK BLVD

SOUTHWEST DR



4TH AVE



### PROPERTY OVERVIEW

ADDRESS	2703 Southwest Dr Los Angeles, CA 90043
AVAILABLE	±8,591 SF Total (7,200 SF + 1,391 SF)
LEASE RATE (SF/MO)	\$12,995 NNN
YEAR BUILT	1957
POWER	600 Amps
CLEAR HEIGHT	12'-15'
ZONING	LACM

*±8,591 SF*

TOTAL AVAILABLE

*\$12,995 NNN*

LEASE RATE (SF/MO)









## 2703 SOUTHWEST DR

*For more leasing  
information, contact*

**CASEY LINS**  
714.333.6768  
casey.lins@kidder.com  
LIC N° 01902650

**VINCENT COOK**  
310.405.3654  
vincent.cook@kidder.com  
LIC N° 02012324

**KIDDER.COM**

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