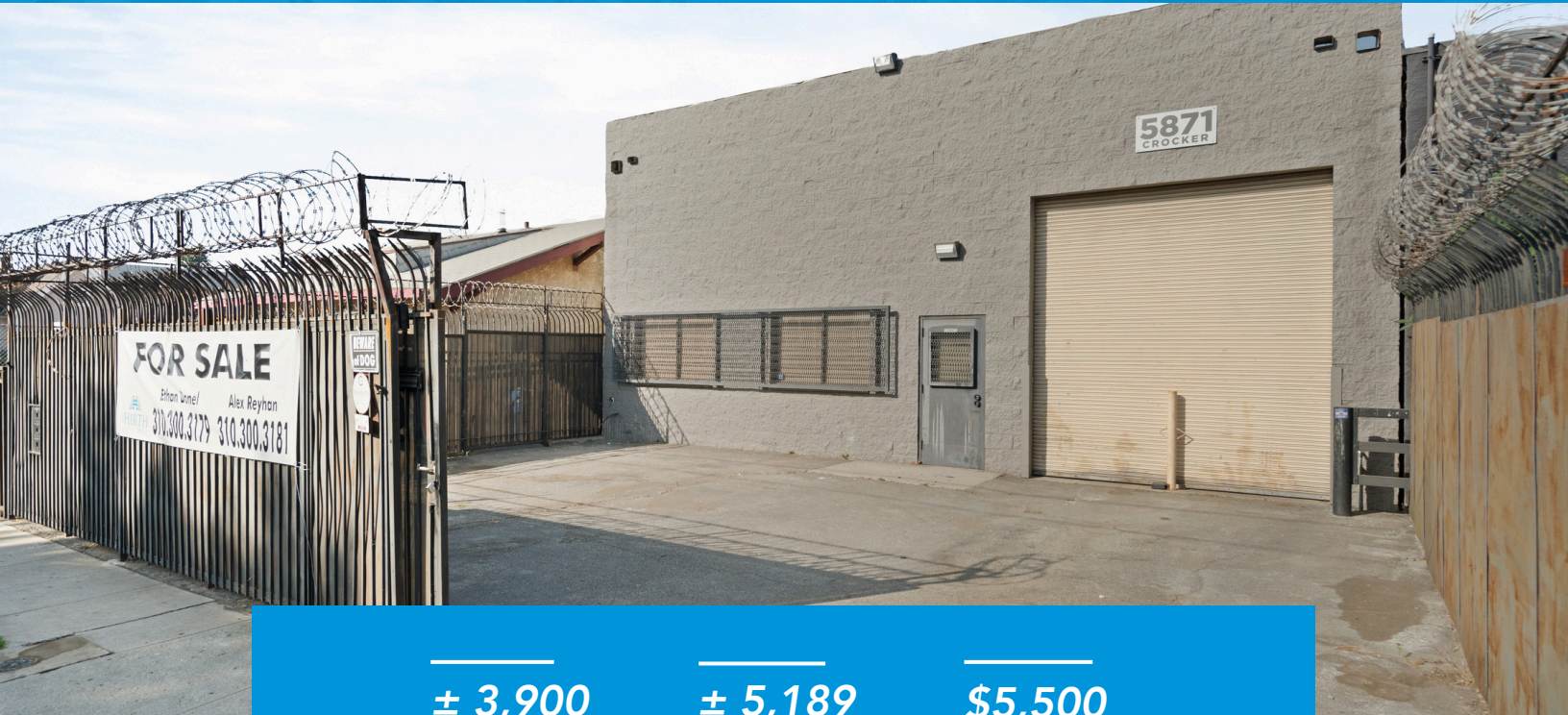


FREE STANDING INDUSTRIAL/MANUFACTURING BUILDING FOR LEASE

5871 Crocker Street, Los Angeles, CA 90003



± 3,900
Rentable SF

± 5,189
SF Lot Size

\$5,500
per month MG

- High Electrical Capacity: 3-Phase Power
- 600 AMPS / 240 VOLTS

- Versatile LAMR1 Underlying Zoning | Wide Array of Permitted Industrial Uses

- Potential Cannabis Cultivation Use
*Lessee to confirm with City of Los Angeles

- Secure Privately Gated Concrete Parking Lot | 4+ Parking Spots + Street Parking

- Open Warehouse Space | Dedicated Office Space | New Roof | One (1) GL Roll-Up Door

- Close Proximity | Southeast Gateway Metro Line Project, Inglewood, Vernon, Huntington Park

Ethan Donel | Senior Associate
310.300.3179 CA DRE License No. 02059315

Alex Reyhan | First President of Investments
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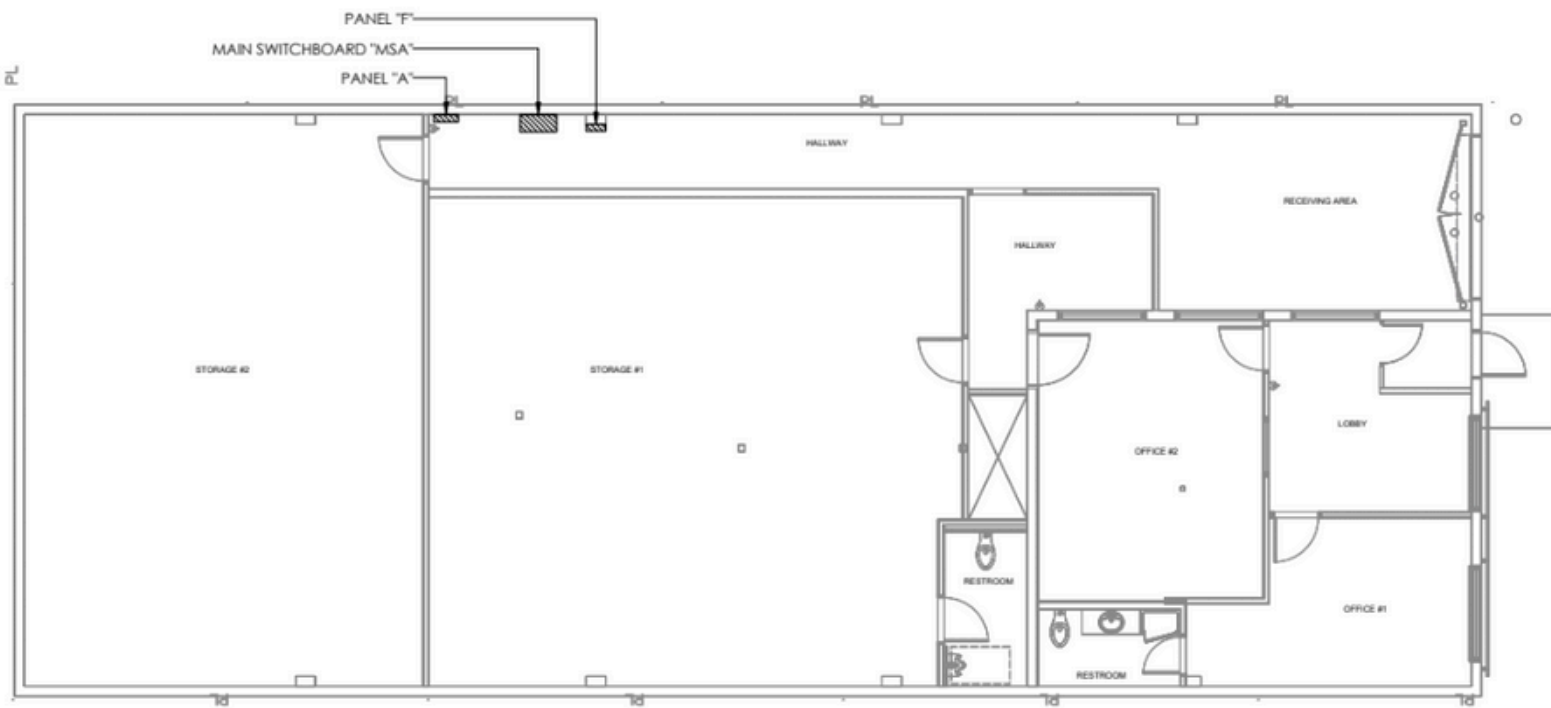
Daniel Hirth | Managing Director
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Co-list: **Dylan Arian**
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FLOOR PLAN



Note: The property includes a second story of unpermitted mezzanine space. Lessee to perform own due diligence and verify all information.

5871 CROCKER STREET



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