

**Property Name:**

Airport Business Center

Address:

303 N Oak St, Inglewood, CA 90302

Cross Streets:

N Oak St/W Florence Ave

Master Planned/Lower Westside/Parklike Environment
 Immediate Access to 405/LAX/Culver City & Marina del Rey
 2 Truck High Loading Positions/20' Clear Height
 Sprinklered/11 Car Parking/1,950 SF of Corporate Offices
 Professionally Owned & Managed

Lease Rate/Mo: \$18,279
Lease Rate/SF: \$1.75
Lease Type: Gross / Op. Ex: \$0.20
Available SF: 10,445 SF
Minimum SF: 10,445 SF
Prop Lot Size: POL
Term: 5-10 Years w/CPI
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: M1

Sprinklered: Yes
Clear Height: 20'
GL Doors/Dim: 0
DH Doors/Dim: 2 / (1) 20'x14'
A: 100 V: 277/480 0: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1976
Whse HVAC: No
Parking Spaces: 11 / Ratio: 1.1:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,950 SF / 5
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: LAX Area
APN#: 4018-005-019

Listing Company: The Klabin Company

Agents: [Courtney Bell 310-329-9000](mailto:Courtney.Bell@klabin.com), [Matt Stringfellow 310-329-9000](mailto:Matt.Stringfellow@klabin.com)

Listing #: 40629795

Listing Date: 06/25/2024

FTCF: CB250Y150S000/A0AA

Notes: Roll up door height: 13'-10". Individual DRE Lic #'s 01029708, 01410219. Lessee to verify all information contained herein.



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SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

