

Available SF 10,445 SF

Industrial For Lease

Building Size 53,420 SF



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	Sprinklered:	Yes	Office SF / #:	1,950 SF / 5
Lease Rate/SF:	\$1.75	Clear Height:	20'	Restrooms:	2
Lease Type:	Gross / Op. Ex: \$0.20	GL Doors/Dim:	0	Office HVAC:	Heat & AC
Available SF:	10,445 SF	DH Doors/Dim:	2 / (1) 20'x14'	Finished Ofc Mezz:	0 SF
Minimum SF:	10,445 SF	A: 100 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TIILT UP	Unfinished Mezz:	0 SF
Term:	5-10 Years w/CPI	Const Status/Year Blt:	Existing / 1976	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	11 / Ratio: 1.1:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	LAX Area
Zoning:	M1			APN#:	4018-005-019
Listing Company:	The Klabin Company				
Agents:	Courtney Bell 310-329-9000 , Matt Stringfellow 310-329-9000				
Listing #:	40629795	Listing Date:	06/25/2024	FTCF:	CB250Y150S000/AOAA
Notes:	Roll up door height: 13'-10". Individual DRE Lic #'s 01029708, 01410219. Lessee to verify all information contained herein.				

AIRCRE
Powered by Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

 **KLABIN**
A member of the CORFAC International network

KLABIN.COM

19700 S. VERNONT AVENUE, SUITE 100
TORRANCE, CA 90502
DRE 00824993
310.329.9000

 Individual Membership in the
SOCIETY OF INDUSTRIAL
AND OFFICE REALTORS

