

# INDUSTRIAL BUILDING FOR LEASE

777 STANFORD AVENUE, LOS ANGELES, CA 90021

APPROXIMATELY 9,000 SF | SECURED YARD  
STANDALONE BUILDING | M2-1, LOS ANGELES



## PROPERTY HIGHLIGHTS

-  Approximately 9,000 SF of Total Building Area
-  Secured & Fenced Yard / Parking Area
-  Excellent for Storage / Distribution / Manufacturing
-  1 Ground Level Roll-Up Door
-  Clear Span Warehouse with High Ceilings
-  Two (2) Private Restrooms
-  Private Offices & Support Space
-  Heavy Power (Verify)
-  Prime Los Angeles Arts District Location
-  Easy Access to 10, 101, 60 & 5 Freeways



## OFFERING SUMMARY

AVAILABLE SF:	Approximately 9,000 SF
BUILDING TYPE:	Industrial / Warehouse
ZONING:	M2-1, Los Angeles
LOT SIZE:	Approximately 12,000 SF (Verify)
CLEAR HEIGHT:	14' - 16' (Verify)
POWER:	Heavy Power (Verify)
LOADING:	1 Ground Level Roll-Up Door
RESTROOMS:	Two (2)
PARKING / YARD:	Secured & Fenced Yard / Parking
LEASE RATE:	\$1.35 PSF MG
AVAILABLE:	Now

## PROPERTY DESCRIPTION

Freestanding industrial building available for lease in the heart of the Los Angeles Arts District. The property features approximately 9,000 square feet of warehouse and office space, secured and fenced yard, one (1) roll-up door, two (2) restrooms, and heavy power.

Ideal for a wide range of industrial uses including storage, distribution, manufacturing, apparel, or creative industrial operations. Excellent freeway access and minutes from Downtown Los Angeles.



### CENTRALLY LOCATED

Minutes to DTLA | Quick Access to 10, 101, 60 & 5 Freeways  
Strong Industrial / Creative Industrial Corridor

## IDEAL USES

- Storage & Distribution
- Manufacturing
- Apparel / Textile
- Contractor Facility
- E-commerce / Fulfillment
- Creative Industrial
- Light Industrial
- Food Production (Verify)
- And Many More

EXCLUSIVELY LISTED BY:



**JONG WON (JEFF) PARK**  
Dream Realty & Investments, Inc.  
DRE# 01776440

Phone: 213-380-8949  
Mobile: 818-585-3412  
Email: jeffpark2002@live.com



3580 Wilshire Blvd #518  
Los Angeles, CA 90010