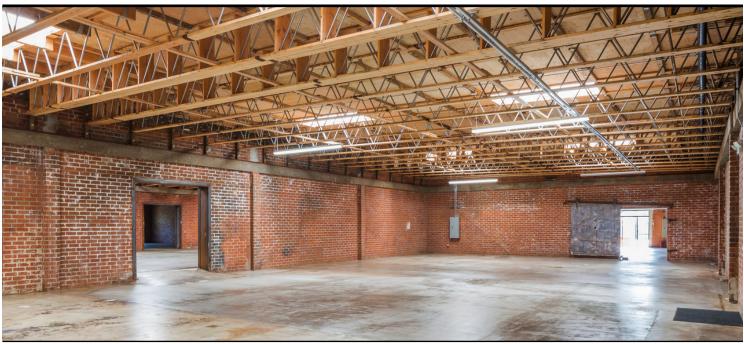
**Available SF** 6,698 SF Industrial For Lease **Building Size** 21,888 SF



**Property Name:** The Foundry

5855 Compton Ave - Studio A, Los Angeles, CA 90001 Address:

**Cross Streets:** Compton Ave/E 58th PI

> Studio A at The Foundry - Creative Complex: Fully Renovated Minutes From DTLA, 1 Block From Metro, Fabulous Two Story Offices Sandblasted Red Brick W/13'-16' Ceilings & 2-12'x12' Roll-Ups Abundant Natural Light New LED Lighting, Secure Parking & Video Surveillance (3) Dedicated 200A 3 Phase Electrical Services

Lease Rate/Mo: \$6,363 Sprinklered: No Office SF / #: Lease Rate/SF: \$0.95 Clear Height: 13'-16' Restrooms: Gross / **Op. Ex:** \$0.05 GL Doors/Dim: 2 / 12'x12' Office HVAC: Lease Type: 6,698 SF Available SF: DH Doors/Dim: 0 **Finished Ofc Mezz:** 6,698 SF Minimum SF: A: 600 V: 120/208 0: 3 W: 4 Include In Available: P0L **Unfinished Mezz: Prop Lot Size: Construction Type:** Brick Term: 3-5 Years w/Periodic COLA's Const Status/Year Blt: Existing / 1956 Include In Available: Sale Price: NFS Possession: Sale Price/SF: NFS

Whse HVAC: Vacant: Yes Parking Spaces: 10 / Ratio: 1.5:1 To Show: Call broker Market/Submarket:

Taxes: Yard: Fenced / Paved **Rail Service:** 

**Outlying Los Angeles** Zoning: M-1 Specific Use: Warehouse/Office APN#: 6008-019-028,6008-019-008

**Listing Company: Dorin Realty Company** Agents: Mark Whitman 213-627-0007

**Listing Date:** Listing #: 23661813 09/03/2019 FTCF: CB250Y175S000/A0AA

www.foundryla.com, All detail must be verified. Stubbins For Warehouse Restrooms, 1000 ft from Metro Station, 20 Miles from Port of LA & 1 Mile from Alameda Corridor, In Notes:

a designated US Opportunity Zone with tax advantages for entrepreneurs. Near Starbucks, Ray's BBQ, Chase, CVS, Walgreens, Fatburger, Carl's Jr, McDonalds, Menchies, Avila's El Ranchito.

Mark Whitman mwhitman@dorinrealty.com 213-627-0007



2,680 SF / 4

Heat & AC

1,390 SF

Yes

0 SF

No

Now