

Available SF 6,698 SF

Industrial For Lease

Building Size 21,888 SF

**Property Name:**

The Foundry

Address:

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

Cross Streets:

Compton Ave/E 58th Pl

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
Lease Rate/SF: \$0.95
Lease Type: Gross / Op. Ex: \$0.05
Available SF: 6,698 SF
Minimum SF: 6,698 SF
Prop Lot Size: POL
Term: 3-5 Years w/Periodic COLA's
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M-1

Sprinklered: No
Clear Height: 13'-16'
GL Doors/Dim: 2 / 12'x12'
DH Doors/Dim: 0
A: 600 V: 120/208 O: 3 W: 4
Construction Type: Brick
Const Status/Year Blt: Existing / 1956
Whse HVAC: No
Parking Spaces: 10 / **Ratio:** 1.5:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 2,680 SF / 4
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 1,390 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Outlying Los Angeles
APN#: 6008-019-028,6008-019-008

Listing Company: Dorin Realty Company**Agents:** [Mark Whitman 213-627-0007](mailto:MarkWhitman@dorinrealty.com)**Listing #:** 23661813**Listing Date:** 09/03/2019**FTCF:** CB250Y175S000/A0AA

Notes: 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 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.

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