



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

2075

BELGRAVE AVE

HUNTINGTON PARK • CA 90255

**NOW VACANT!
SHORT TERM POSSIBLE**

±31,578 SQ. FT. OF INDUSTRIAL LAND

FOR LEASE

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PROPERTY HIGHLIGHTS

- NOW VACANT – OWNER WILL CONSIDER SHORT TERM LEASE
- ±31,578 SF OF INDUSTRIAL LAND FOR LEASE (TENANT SHOULD VERIFY SQUARE FOOTAGE)
- LOCATED BETWEEN ALAMEDA ST & SANTA FE AVE, JUST SOUTH OF SLAUSON AVE
- RECTANGULAR SHAPED LOT WITH 2 ACCESS POINTS
- TENANT TO VERIFY WITH CITY FOR ACCEPTABLE USES
- CLOSE PROXIMITY TO AMENITIES/RESTAURANTS ON PACIFIC BLVD
- POTENTIAL FOR INDUSTRIAL STORAGE YARD, FLEET STORAGE, TRUCKING, MATERIALS STORAGE, CONTRACTOR YARD (SUBJECT TO CITY APPROVAL)
- PREVIOUS USE WAS TRUCK STORAGE AND TRUCKING SCHOOL (TENANT TO VERIFY USE WITH THE CITY)



LAND SIZE

±31,578 SQ. FT.



ZONING

MPD

(TENANT SHOULD VERIFY ZONING & ACCEPTABLE USES WITH CITY)

PRICING SUMMARY

ASKING LEASE RATE

\$0.35 PSF/MO GROSS OR \$11,000/MO MG



APNS

6321-006-026 / 028

Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution. Broker also advises Tenant to obtain any required use permits and business licenses prior to lease execution and have their Attorney review any Lease Contract prior to execution.

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PRIME HUNTINGTON PARK LOCATION

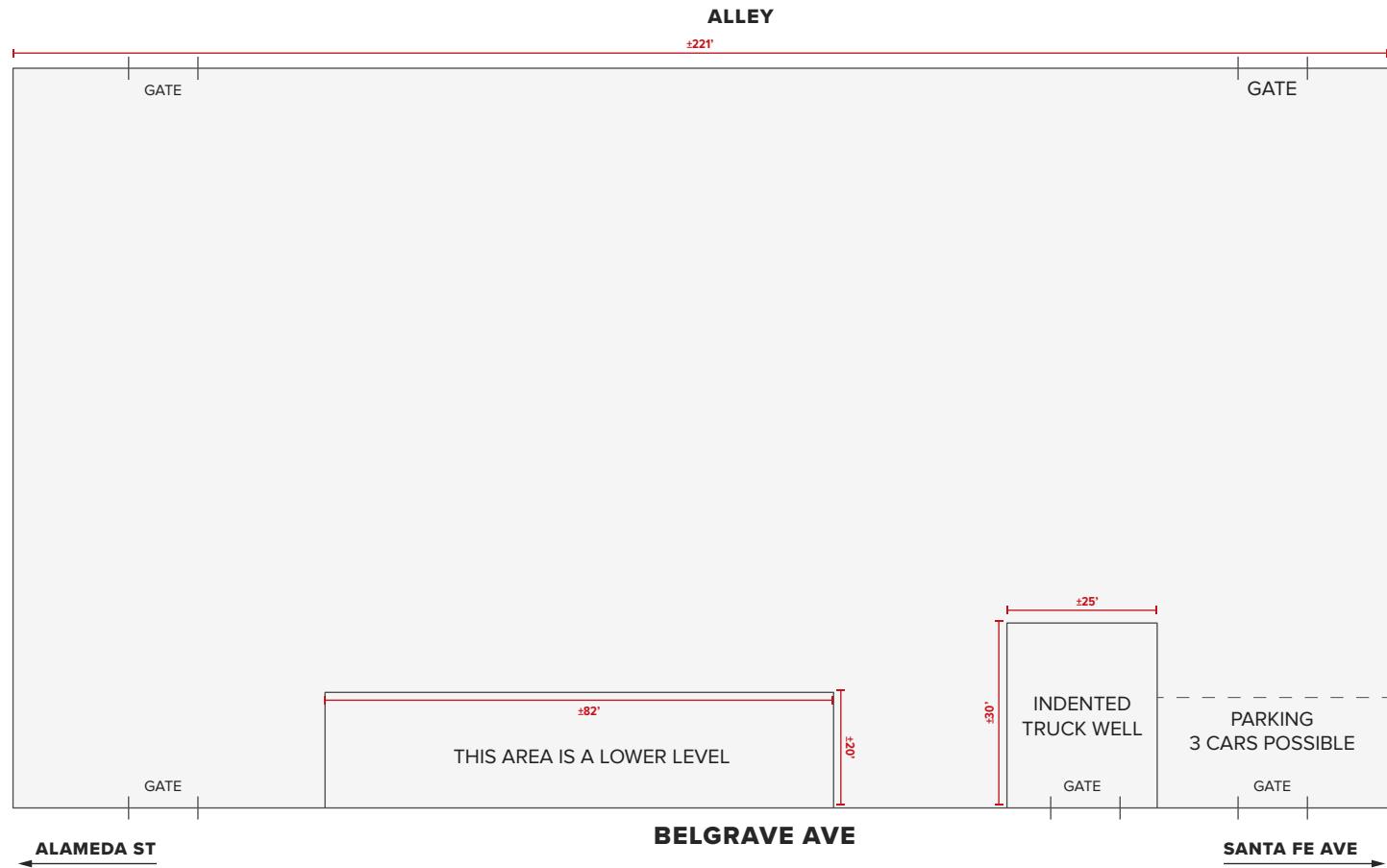


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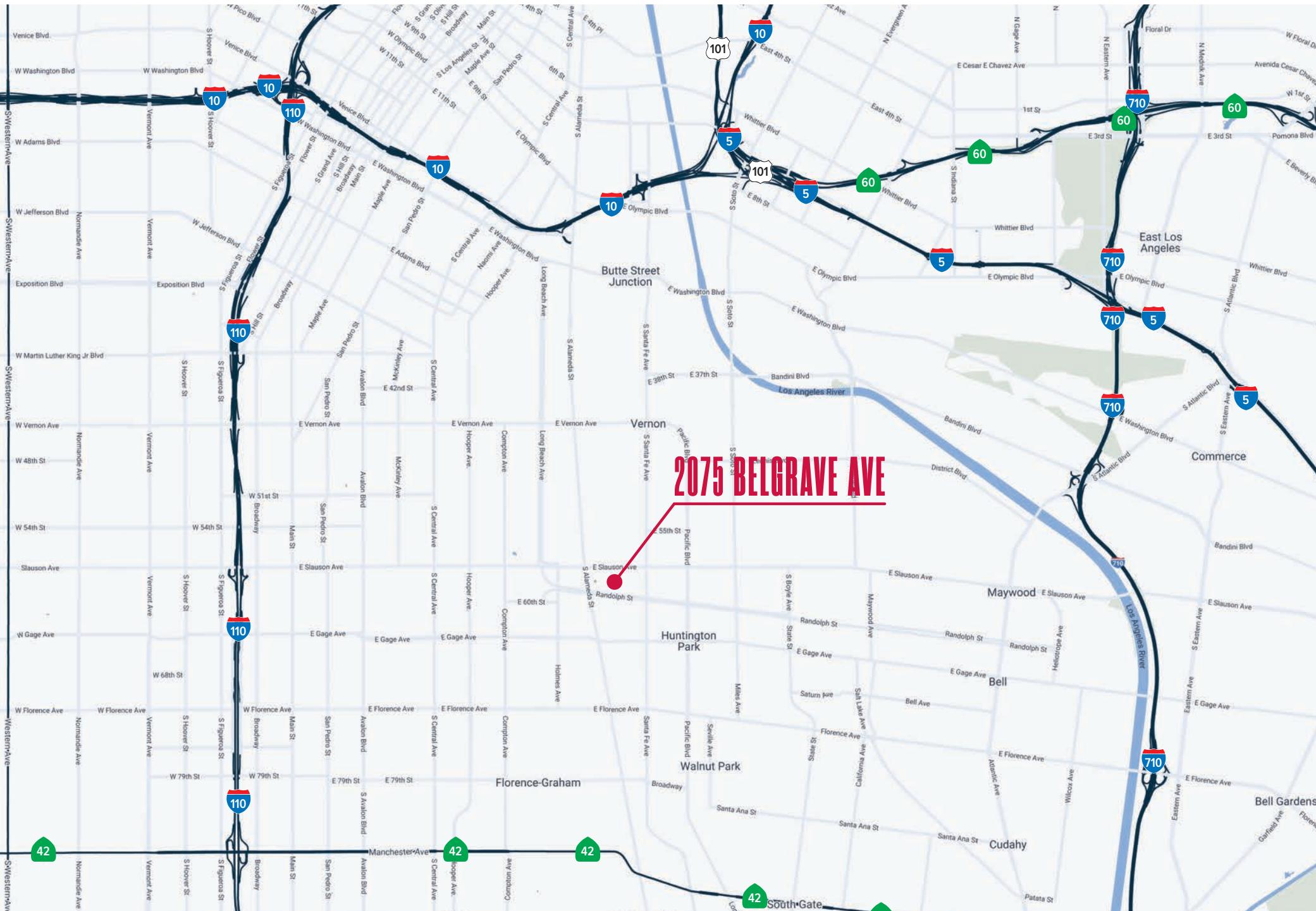
SITE PLAN

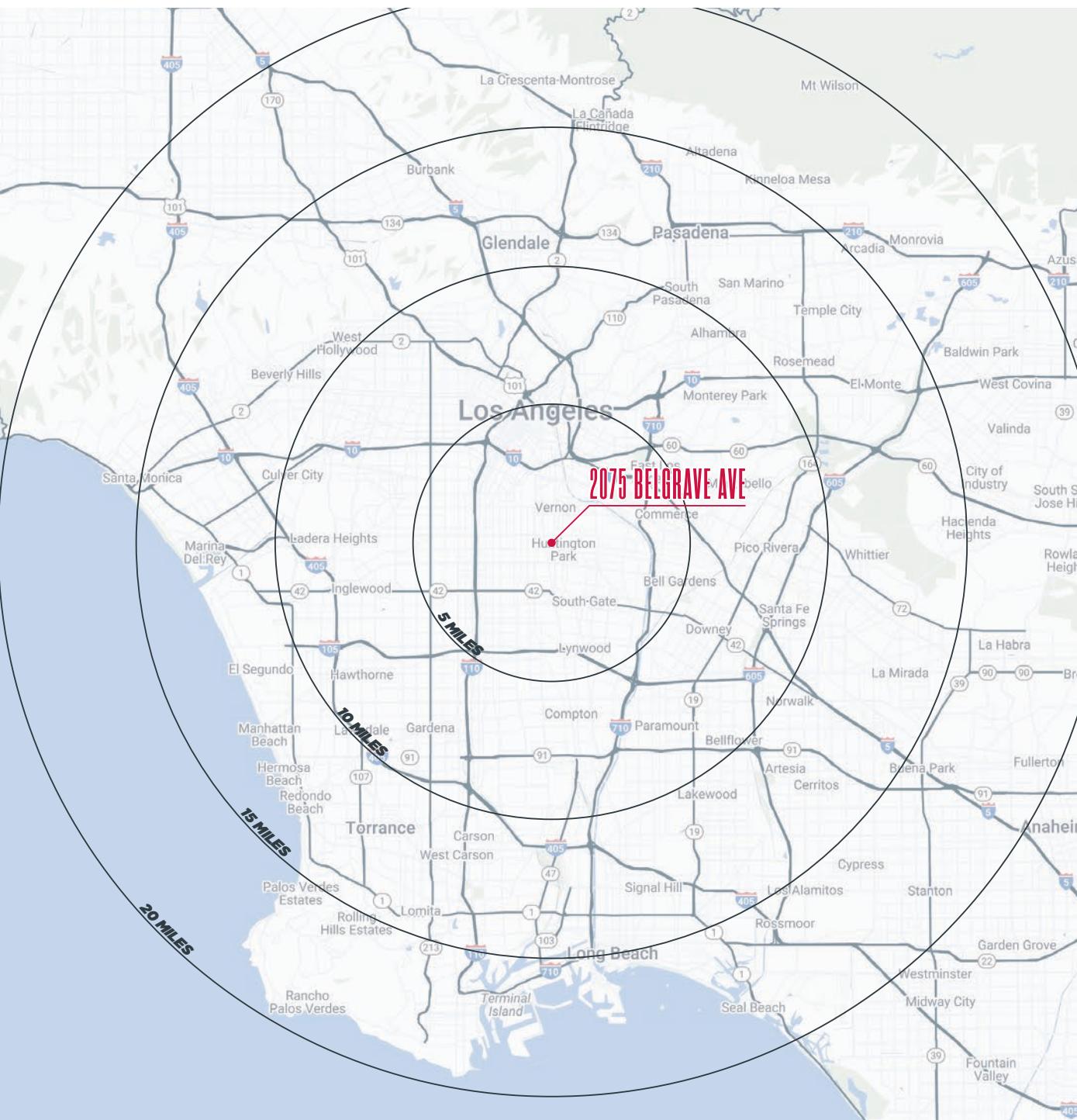


NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by tenant.

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DEMOGRAPHICS



POPULATION

5 Miles
1,135,064

10 Miles
3,584,114

15 Miles
6,130,572

20 Miles
8,030,573



AVERAGE HH INCOME

5 Miles
\$83,369

10 Miles
\$107,561

15 Miles
\$130,467

20 Miles
\$136,277



EMPLOYEES

5 Miles
416,453

10 Miles
1,299,058

15 Miles
2,668,943

20 Miles
3,407,013

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