

DTLA

**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

# 2075

## BELGRAVE AVE

HUNTINGTON PARK • CA 90255

### 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)



APNs  
6321-006-026 / 028

### PRICING SUMMARY

ASKING LEASE RATE

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

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.

**Armen Kazaryan** MRED

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CORP ID 01125429







**FOR LEASE** | **±31,578 SF INDUSTRIAL LAND**

**2075 BELGRAVE AVE HUNTINGTON PARK**

# PRIME HUNTINGTON PARK LOCATION





FOR LEASE | ±31,578 SF INDUSTRIAL LAND

2075 BELGRAVE AVE | HUNTINGTON PARK





SITE PLAN



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

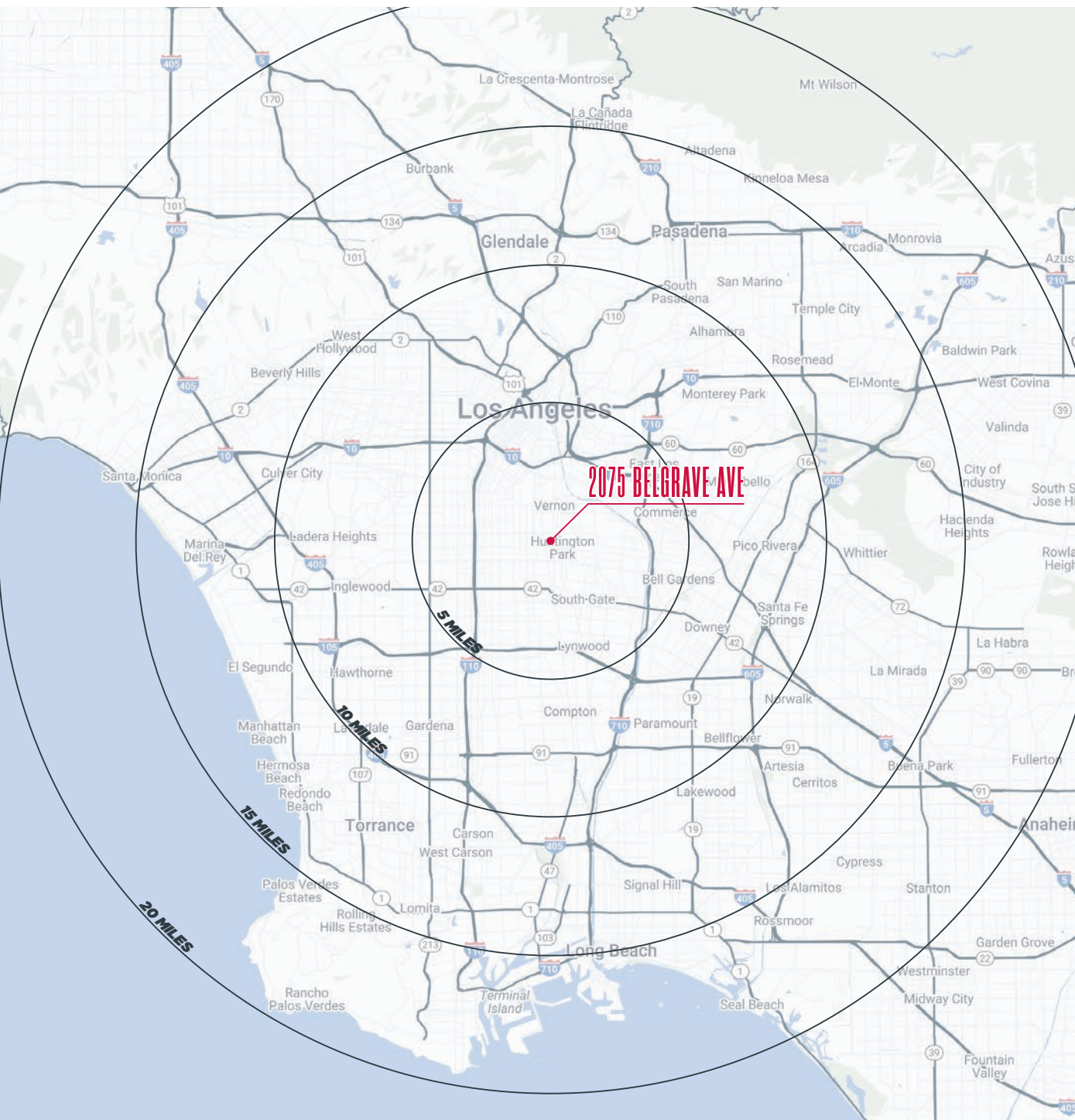


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2075 BELGRAVE AVE | HUNTINGTON PARK







# DEMOGRAPHICS



# POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
1,135,064	3,584,114	6,130,572	8,030,573



## AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$83,369	\$107,561	\$130,467	\$136,277

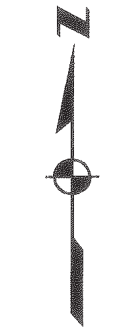


## EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
416,453	1,299,058	2,668,943	3,407,013



6321	6 SHEET	P. A. 395--9, 22, 29, 34 & 35	TRA 590	REVISED 660728 661201	680712406 710222407 740221303	750522601 770915 860227612-86	2014020506002001-26		SEARCH NO	
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MAPPING AND GIS  
SERVICES  
SCALE 1" = 80'



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