

**1280 S. TOWNSEND AVE.
LOS ANGELES, CA 90023**

INDUSTRIAL FOR LEASE



- **\$0.90/SF INDUSTRIAL GROSS**
- **4,920 RENTABLE SQUARE FEET**
- **TERM: 3 - 5 YEARS**
- **POWER: 3-PHASE, 250 AMP, 240V**
- **LOADING DOCK (TRUCK WELL)**
- **SECURE, GATED YARD (~700 SF)**

Standalone Industrial Building for Lease in East Los Angeles. Features an open floor plan with a newly remodeled bathroom, two new roll-up doors and an interior drive-in loading dock, and a ~700sf gated yard. The space enjoys ample natural light (5 skylights, 14 windows). Electrical upgrades include brand new high-bay LED fixtures, new receptacles and switches. Ideal for light manufacturing and service-oriented operations.



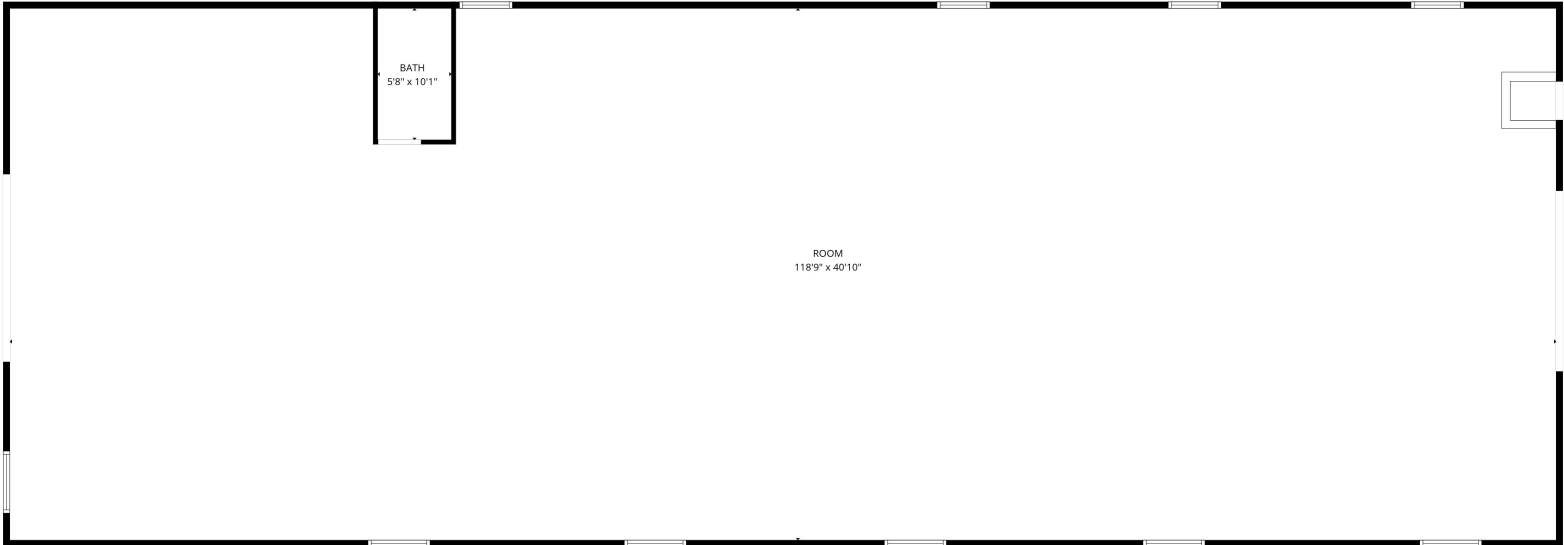
Shant Dimijian
DRE# 01988179
(626)264-4444
shant@bhhsgolden.com

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GOLDEN PROPERTIES

COMMERCIAL DIVISION

FLOOR PLAN



Total: 4,920 sq ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.