

**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)**

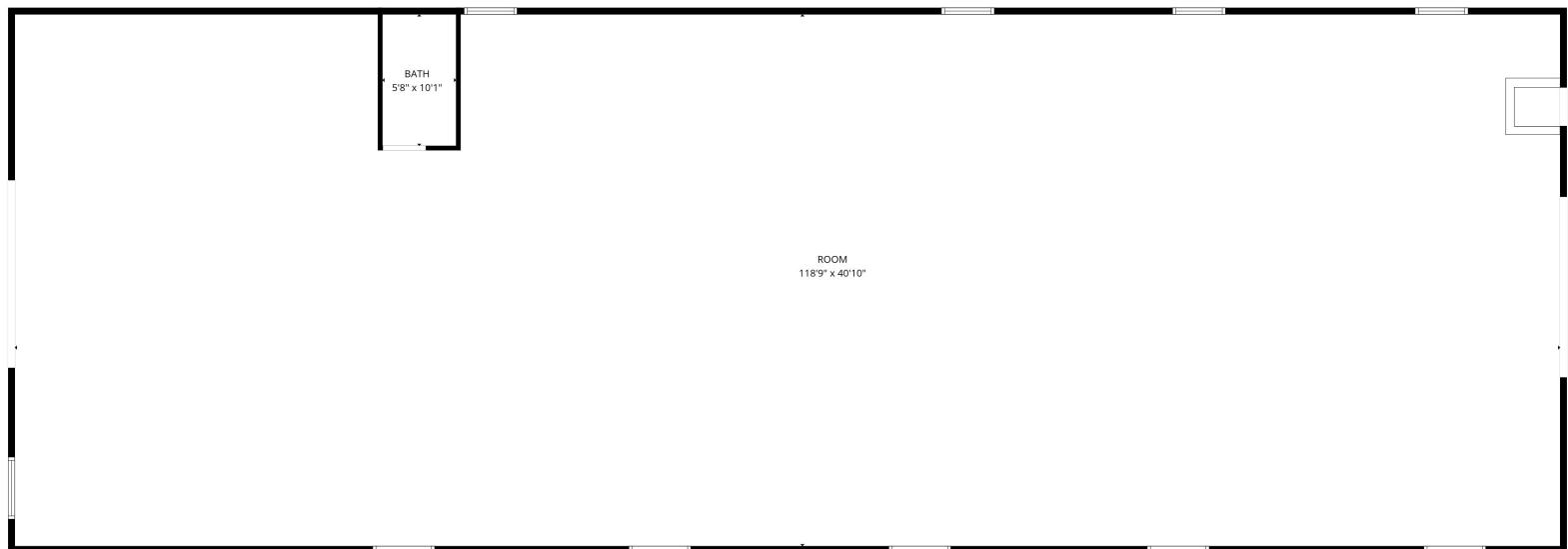
Standalone Industrial Building for Lease in East Los Angeles. Features an open floor plan with a newly remodeled bathroom, two new roll-up doors and an interior drive-in loading dock, and a ~700sf gated yard. The space enjoys ample natural light (5 skylights, 14 windows). Electrical upgrades include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



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**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.