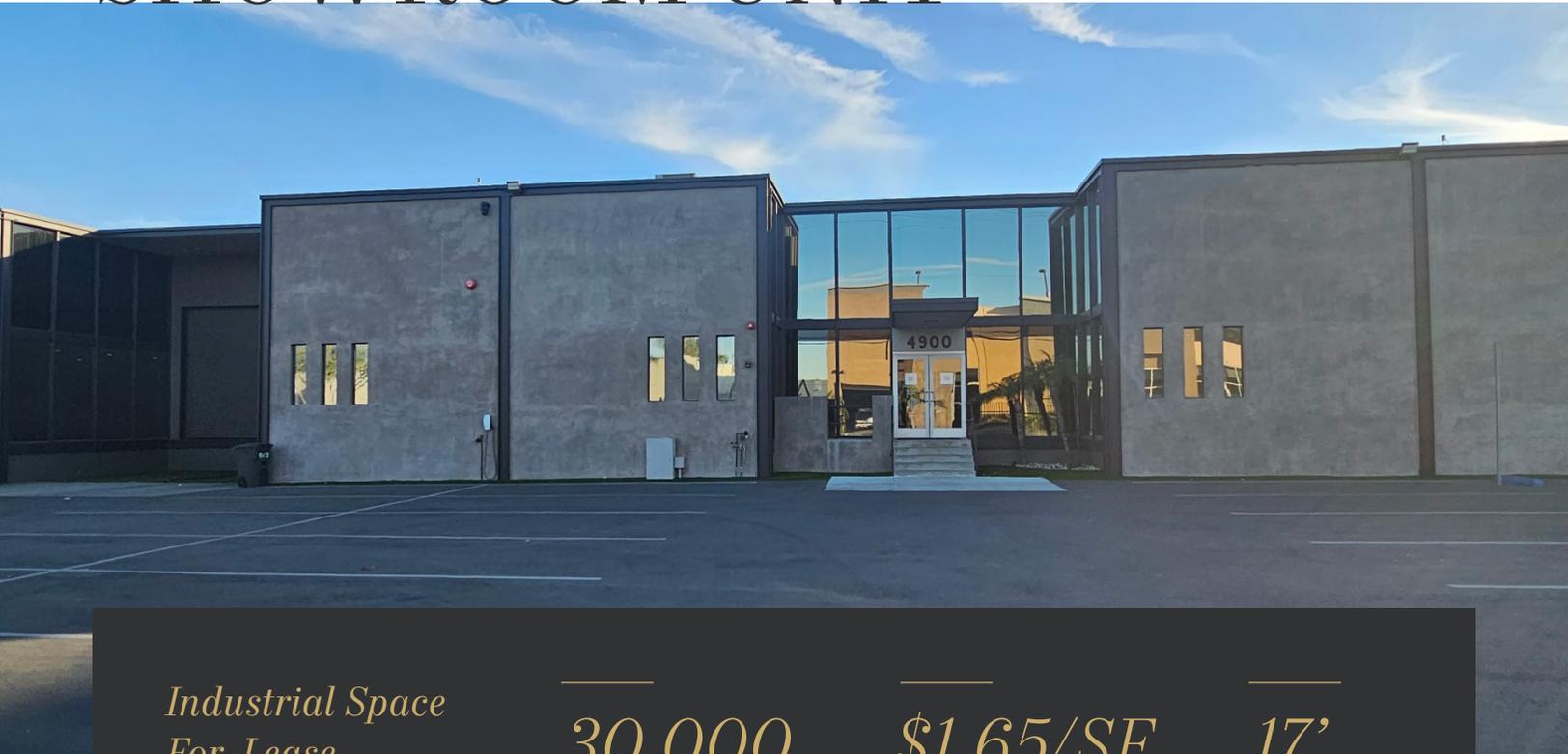


WAREHOUSE/DISTRIBUTION SHOWROOM UNIT



*Industrial Space
For Lease*

30,000

AVAILABLE SF

\$1.65/SF

NET LEASE RATE

17'

CLEAR HEIGHT

Freestanding corporate HQ/warehouse/distribution bldg

Nearby 405 fwy accessibility at Rosecrans & Inglewood

2 dock high loading doors/sprinklered

Retail exposure/40 car parking spaces

Modern showroom space

4,075 SF of office space

17' minimum clear height

Gated private yard

Beautifully lit and sealed floor

Lowest Property Taxes in the Submarket

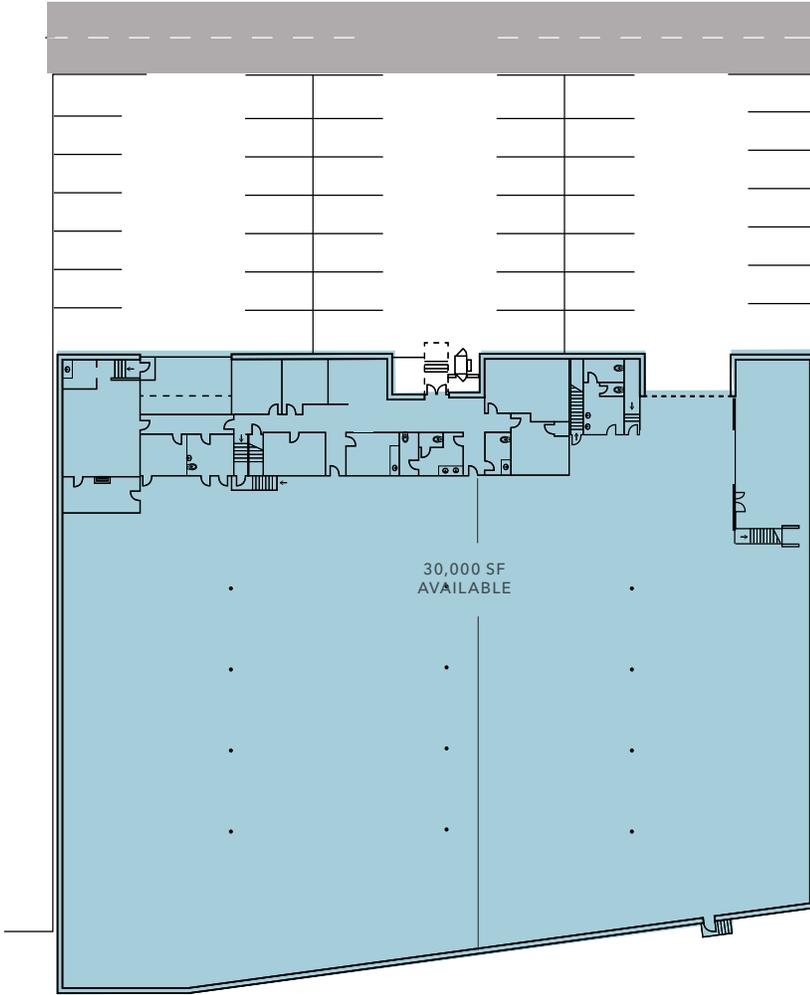
LUKE STAUBITZ, SIOR
310.906.3288
luke.staubitz@kidder.com
LIC N° 01037737

HARVEY BEESEN, SIOR
310.906.3264
harvey.beesen@kidder.com
LIC N° 00615891

ANDREW DILFER, SIOR, GLS
310.906.3280
andrew.dilfer@kidder.com
LIC N° 01455665

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



30,000 SF

AVAILABLE

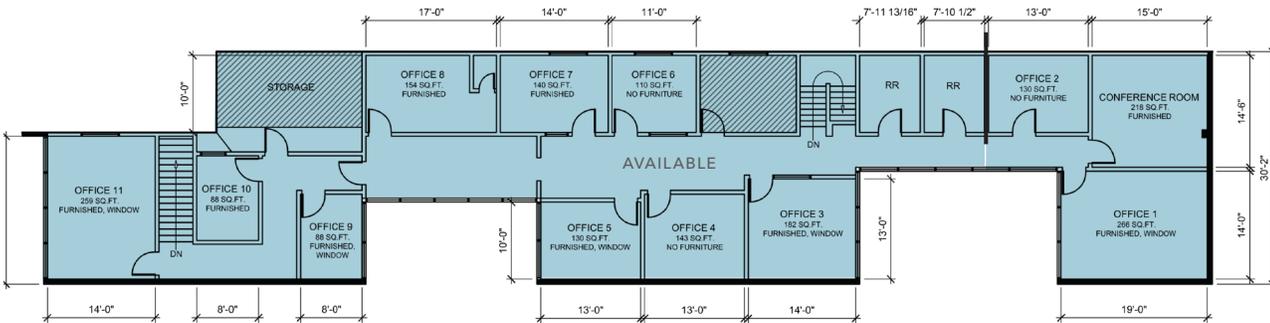
\$1.65/SF

NET LEASE RATE

NOW

DATE AVAILABLE

±3,000 SF BONUS MEZZANINE OFFICE



LUKE STAUBITZ, SIOR 310.906.3288 | luke.staubitz@kidder.com | LIC N° 01037737
 HARVEY BEESEN, SIOR 310.906.3264 | harvey.beesen@kidder.com | LIC N° 00615891
 ANDREW DILFER, SIOR, GLS 310.906.3280 | andrew.dilfer@kidder.com | LIC N° 01455665

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

