

3036 E OLYMPIC BLVD, LOS ANGELES, CA 90023

# INDUSTRIAL SPACE FOR SALE OR LEASE



## PROPERTY FEATURES

Building Area:  $\pm$ 4,750 SF

Office Area:  $\pm$ 830 SF

Land Area:  $\pm$ 5,870 SF

Clear Height: 12'

Loading: 1 DH

Power: 200 amps / 220 volts / 3 phase

Zoning: LA M1

Parking: 3 spaces

## PROPERTY HIGHLIGHTS

Fenced parking

Natural lighting

Free-span warehouse

Bow truss roof

**THOMAS HOLLAND**, SIOR, CCIM, CPM  
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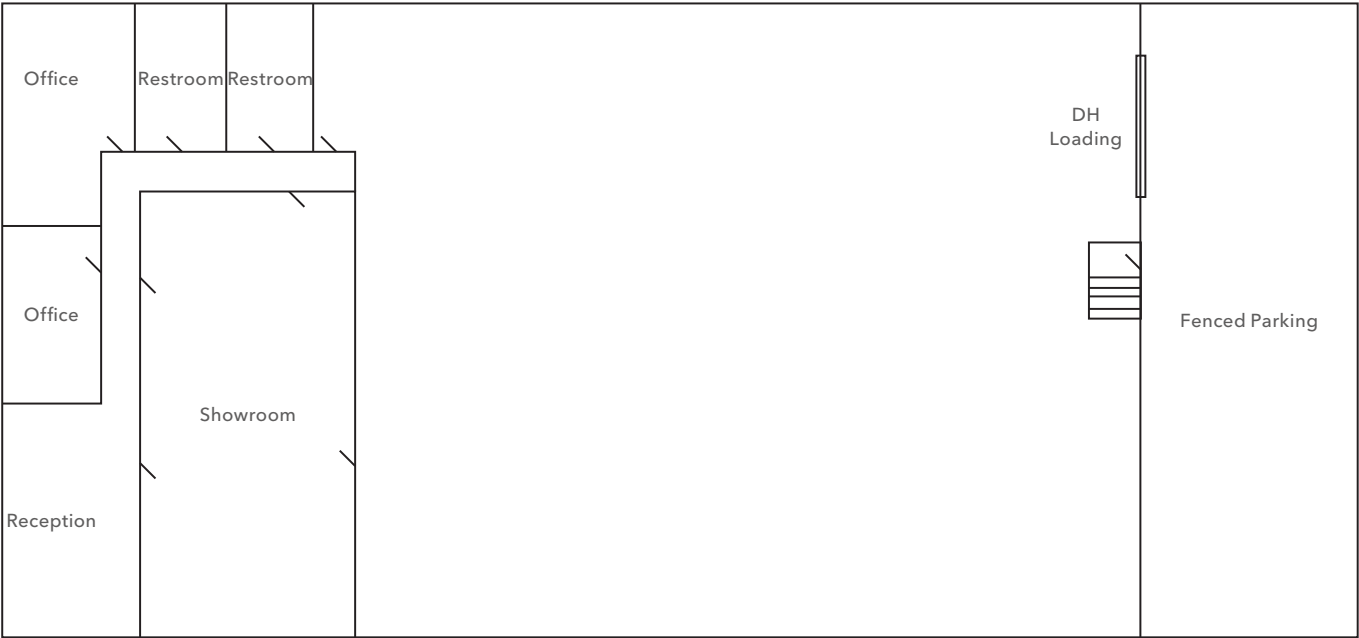
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# FLOOR PLAN



*±4,750 SF*  
AVAILABLE

*±5,870 SF*  
LAND AREA

*\$0.85/SF*  
FOR LEASE: \$4,038/MO.  
INDUSTRIAL GROSS

*\$285/SF*  
FOR SALE: \$1,353,750

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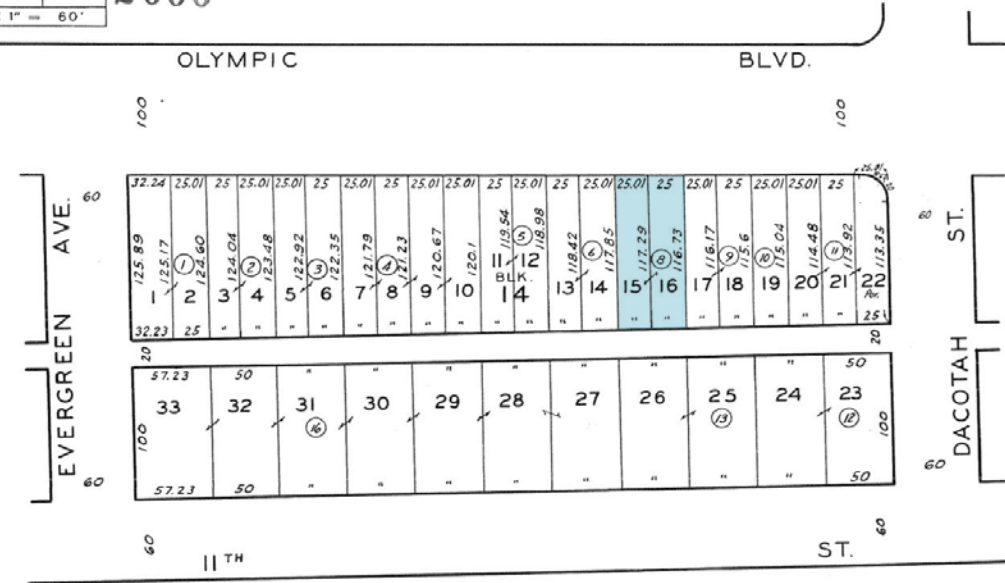


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## PARCEL MAP

5170 | 24 | 2000

SCALE 1" = 60'



***±4,750 SF***

AVAILABLE

***±5,870 SF***

LAND AREA

***\$0.85/SF***

FOR LEASE: \$4,038/MO.  
INDUSTRIAL GROSS

***\$285/SF***

FOR SALE: \$1,353,750

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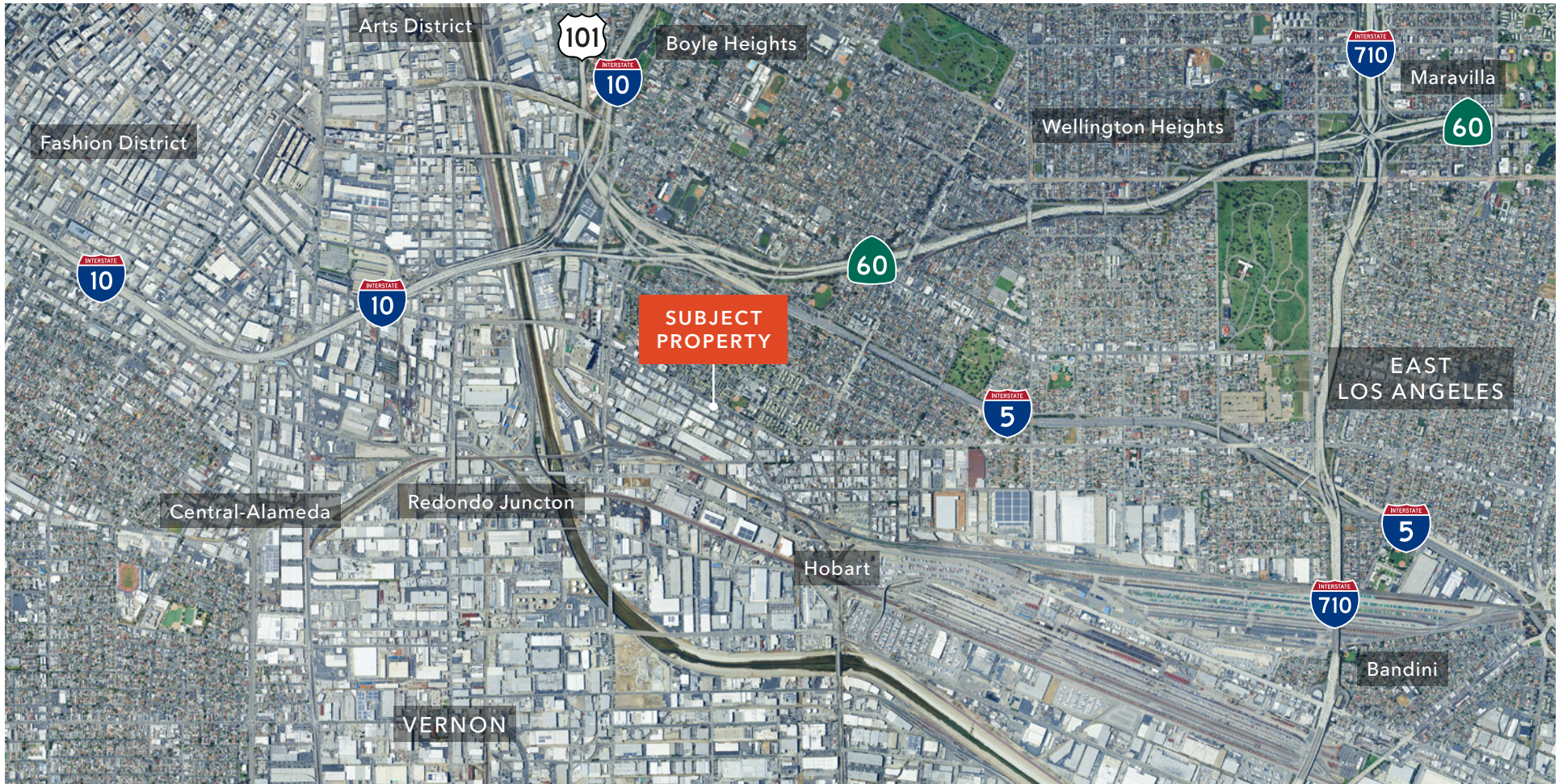
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