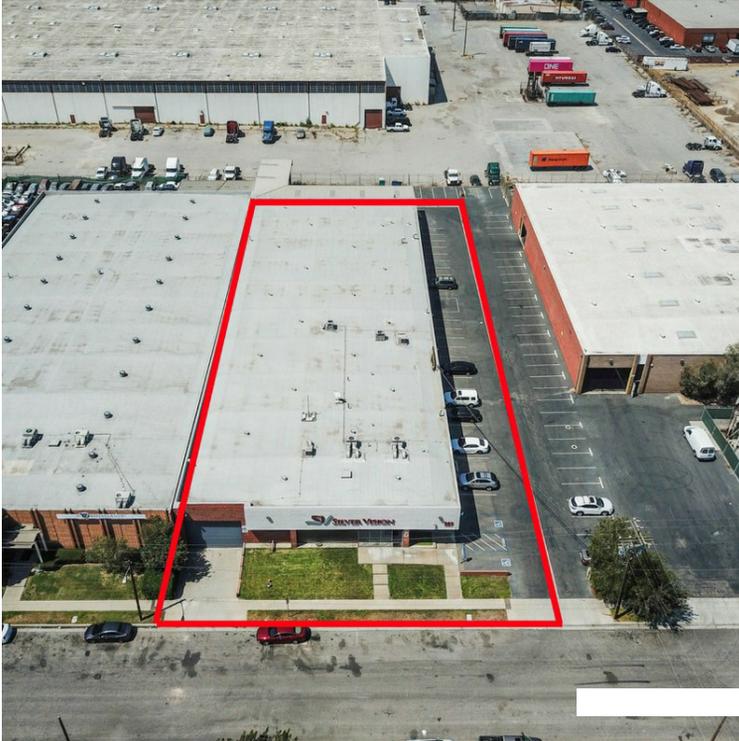


INDUSTRIAL FOR LEASE



**227 W 140TH STREET,
LOS ANGELES, CA 90061**

3-5 min away from/to

FWY 110

FWY 91

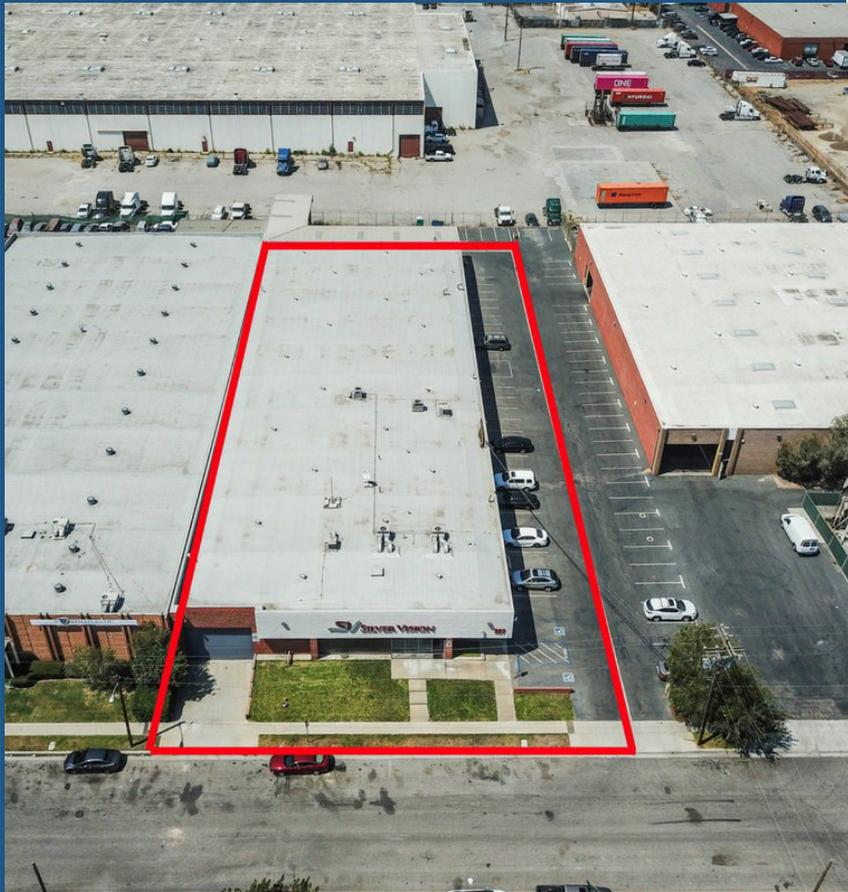
FWY 105

Clara Lee

M. 714.745.2482

claralee@EMvisionInnovex.com

CA DRE Lic. #01924527



WAREHOUSE + OFFICE

- 18,500 SF Warehouse & 5,600 SF Office.
- Warehouse LED Lighting & Parking Lot Paving completed in 2023,
- Includes a reception area, offices with built-in cabinets, conference rooms, a couple of restrooms, a breakroom with a full kitchen, and storage,
- A 800, V 120/280, O 3, W 4
- Full Office Build-Out completed in 2015,
- Features two dock-high loading bays and two drive-in access points.

Rental Rate: \$16.56 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

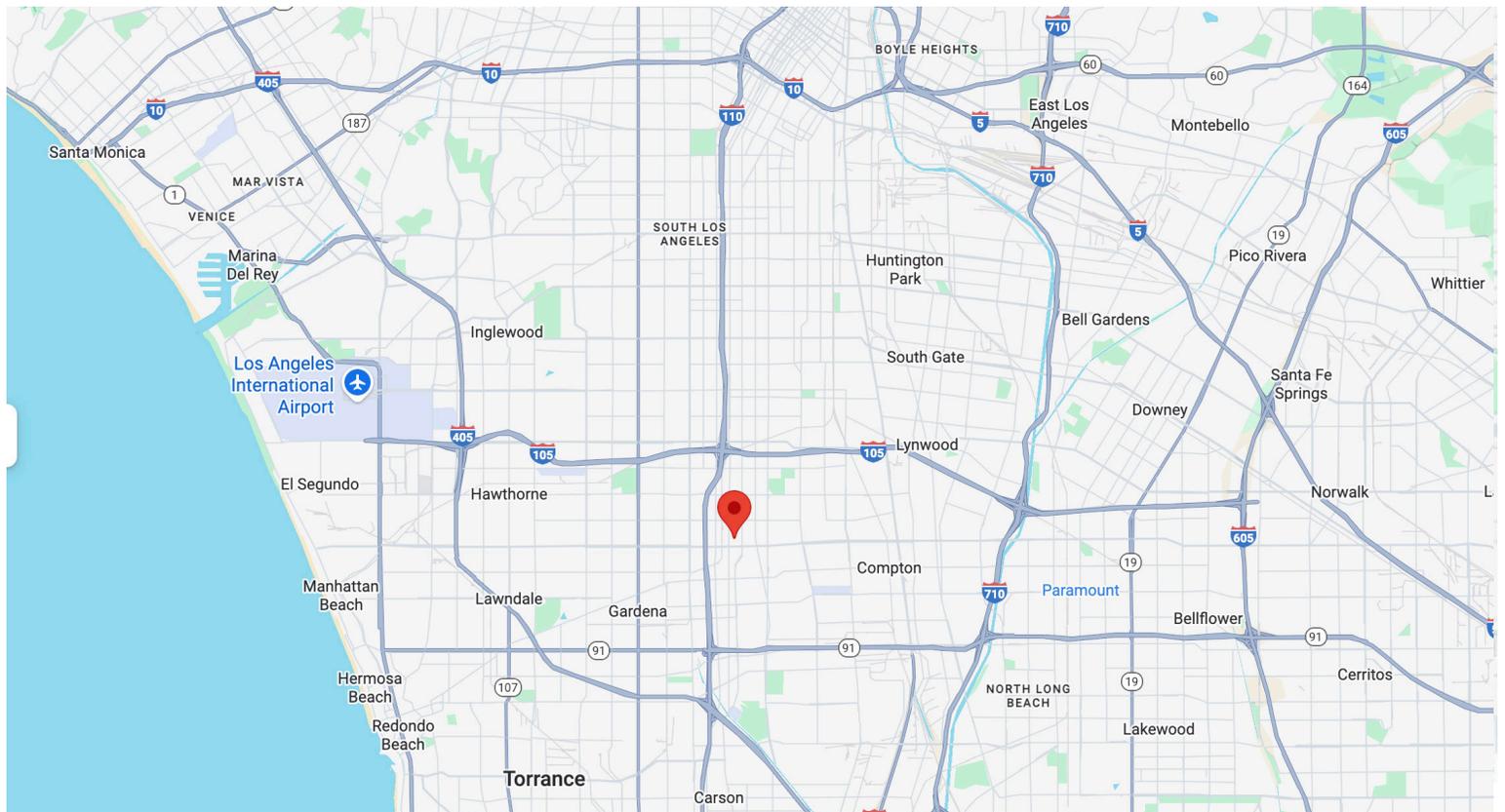
Rentable Building Area: 24,060 SF

Year Built: 1970

Rental Rate Mo: \$1.38 /SF/MO



- Includes 5,500 SF of Partitioned Offices and Private Restrooms
- Easy Access available via FWY 91, FWY 105, FWY 110
- Close proximity to the LA downtown and Port of Long Beach
- Ample Parking w/ Dock High & Ground Level Loading
- Perfect for Warehouse and Manufacturing Uses
- Two dock-high loading bays and Two Drive-In Access Points



INTERIOR & EXTERIOR FEATURES

Warehouse at 18,500 SF

Interior Features: Office Build-Out at 5,600 SF

- **New TI, completed 2015, located at the front of the building**
- **Reception area, 3 rooms, 2 conference rooms, 2 women, 2 men, 1 unisex restrooms, breakroom with kitchen, 1 storage**
- **Additional Office/Storage: 3 rooms, approx. 800-1,000 SF (middle section)**
- **Built-in/attached cabinets in the office area**

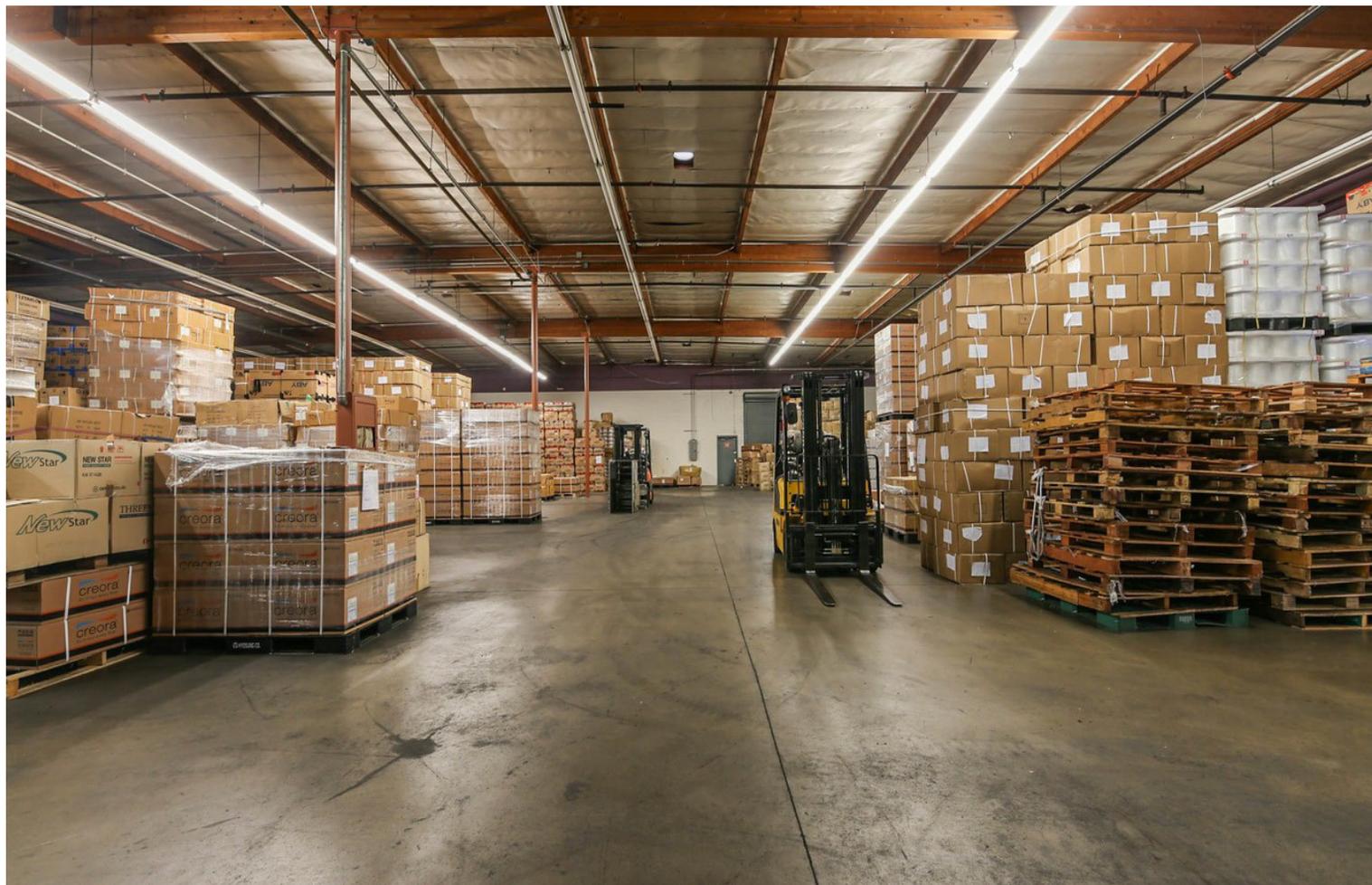
Exterior Features

- **Large gated outside storage area with racks in the rear of the building**
- **Parking lot paving upgrade done in 2023**
- **2 Dock High & 2 Drive In**

Contact Us Today to learn more and secure your space!

227 W 140th St, Los Angeles, CA 90061

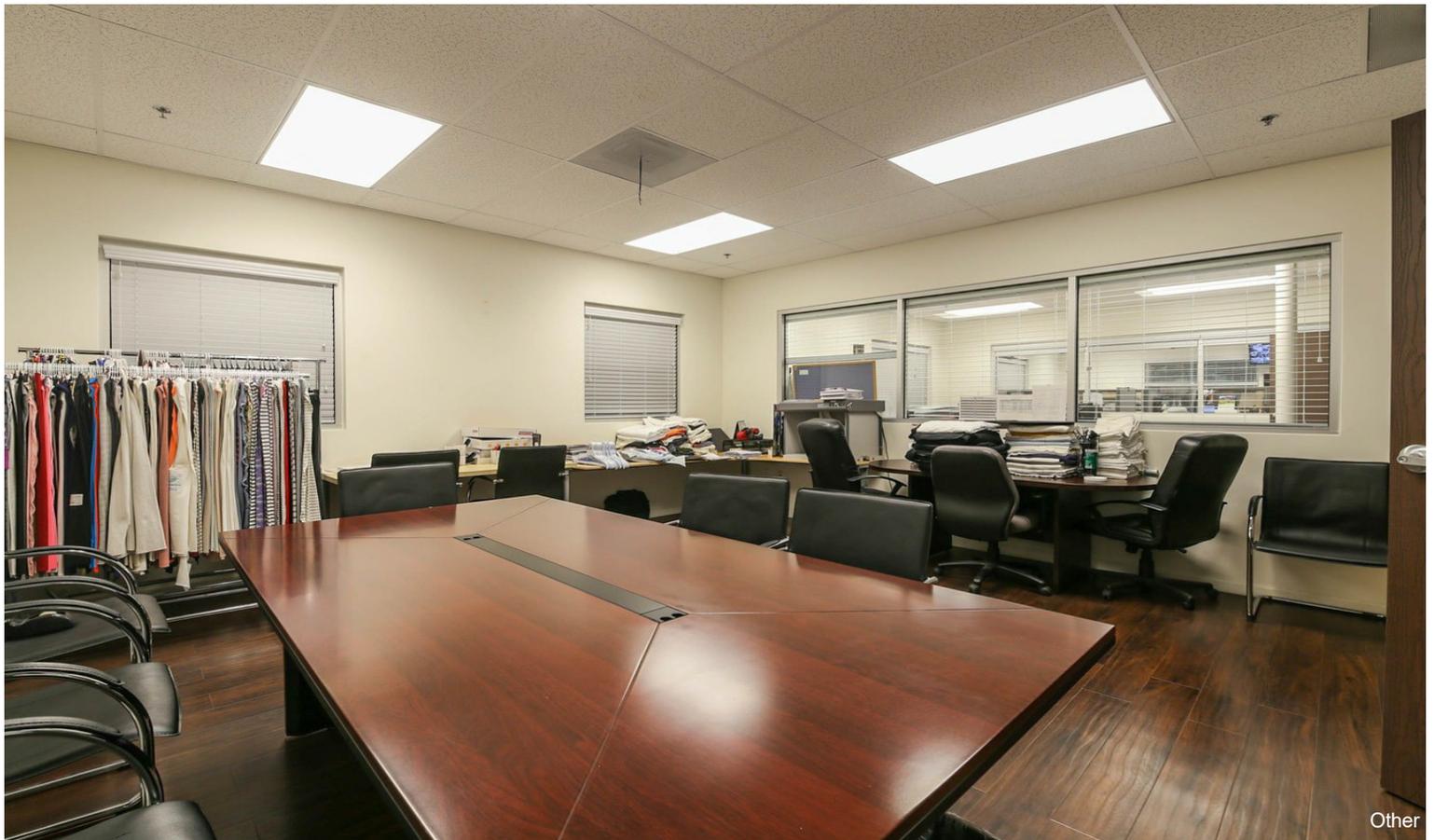
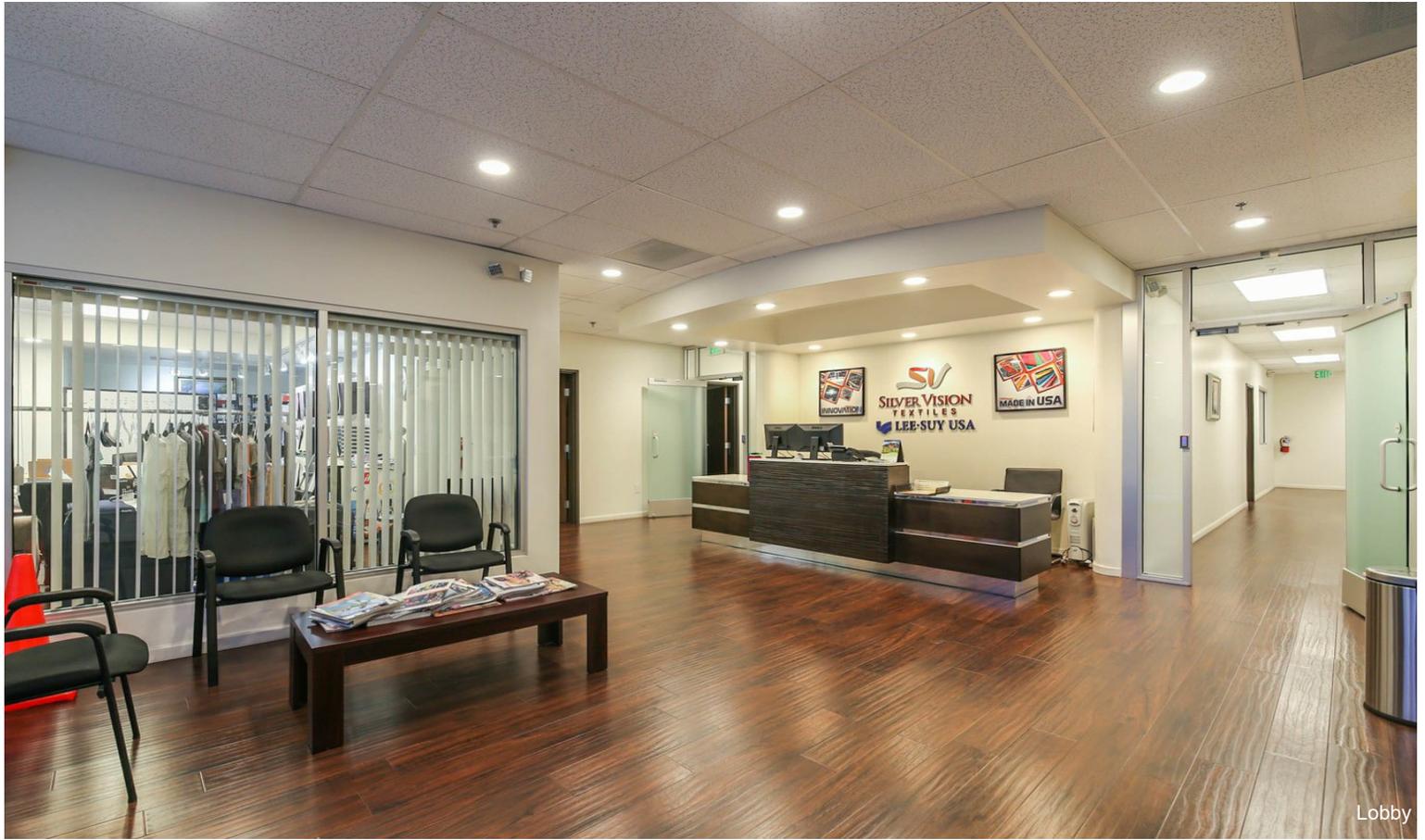
Property Photos



Property Photos



Property Photos



Property Photos



Other



Interior Photo

