

**\*\*\*\*\*TURN-KEY FIRST CLASS BODY SHOP AVAILABLE FOR SUBLEASE\*\*\*\*\***



**LOCATION:** 4478 PICO BOULEVARD, LOS ANGELES, CA 90019

**BUILDING SIZE:** approx. 7,123 square feet of improvements

**LOT SIZE:** approx. 17,903 square feet of land – per assessor (APN: 5082-012-010)

**CURRENT RENT:** \$26,520.00/month/NNN (2% annual increases)

**TAXES:** \$29,355.58/year

**LEASE EXPIRATION:** 6/30/27 + one (1) five (5) year Option to Renew, at Fair Market Value (FMV)

**KEY MONEY:** \$350,000.00

- Spray booth
- Five (5) automotive lifts – three (3) Bend Pak (10,000 lb) above-ground & two (2) in-ground hydraulic lifts
- Two (2) Celette Bench
- One (1) Miller welder
- Upgraded BOGE C15N air compressor, Mikrpor air dryer & 150-200 gallon storage tank
- Hunter alignment scissor lift & WR48X laser system
- Airtek AC-Dual A/C service system (r-134a & 1234yf)
- Chief EZ Liner frame rack
- Four (4) newer office desks, four (4) HP computers & dual screen monitors & four (4) Ooma phone systems
- One (1) Brother printer (new)
- Eighteen (18) camera security system, with alarm

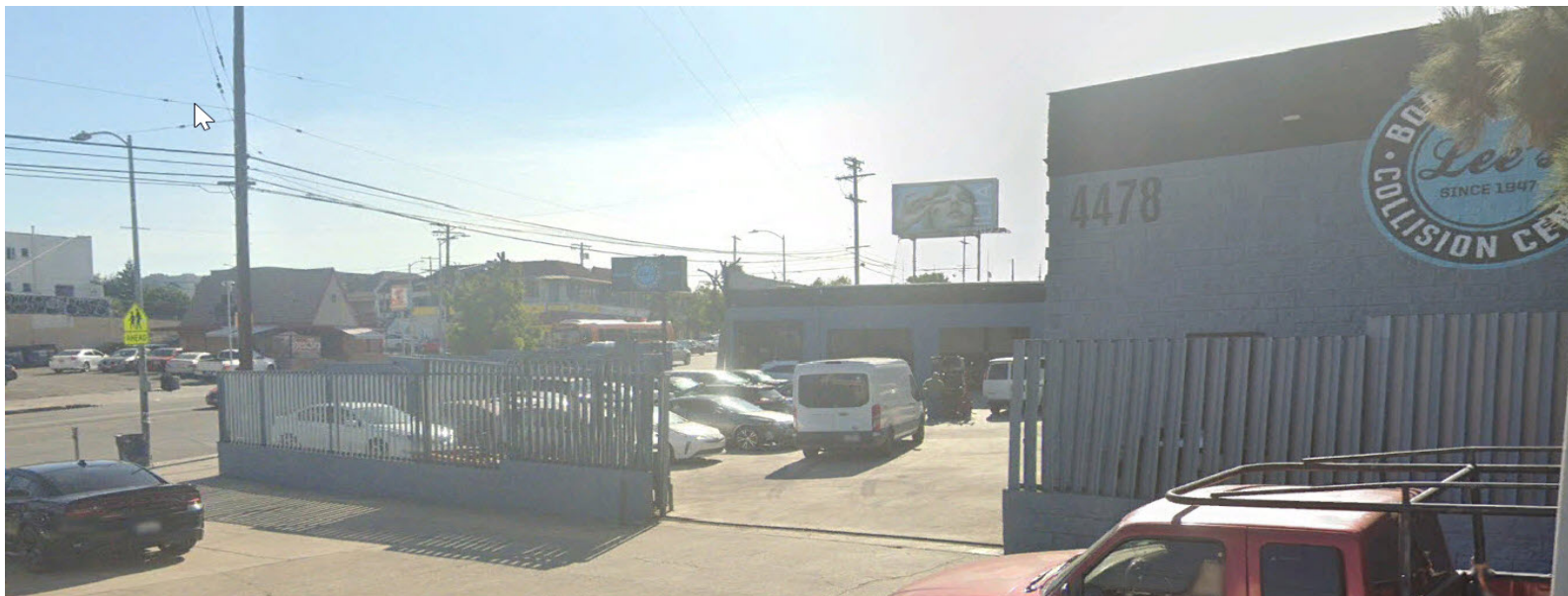


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- New ten (10) year lease possible
- Current tenant invested \$70,000.00 in remodel (paint, office & bathroom upgrades)
- Epoxy floor upgrade throughout
- Landlord upgraded security fencing & sliding gate entry points (Pico Boulevard & West Boulevard)
- Signalized Hard Corner
- Located one (1) block east of San Vicente Boulevard, one (1) block North of Venice Boulevard
- Not all equipment pictured to remain
- One (1) camera (one of eighteen) may be malfunctioning / needs reconnecting
- High ceilings: approx. 16'8" east building & approx. 15'10" south building

Scott Carr (310) 451-1931 cell  
DRE#01246051



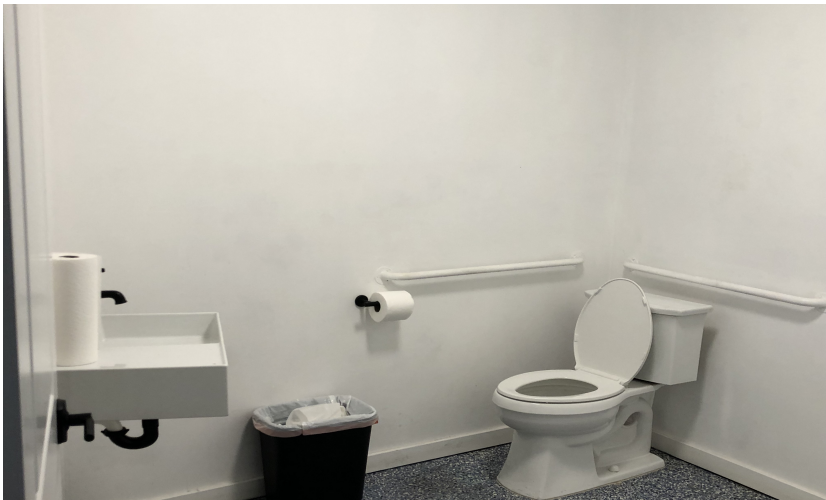
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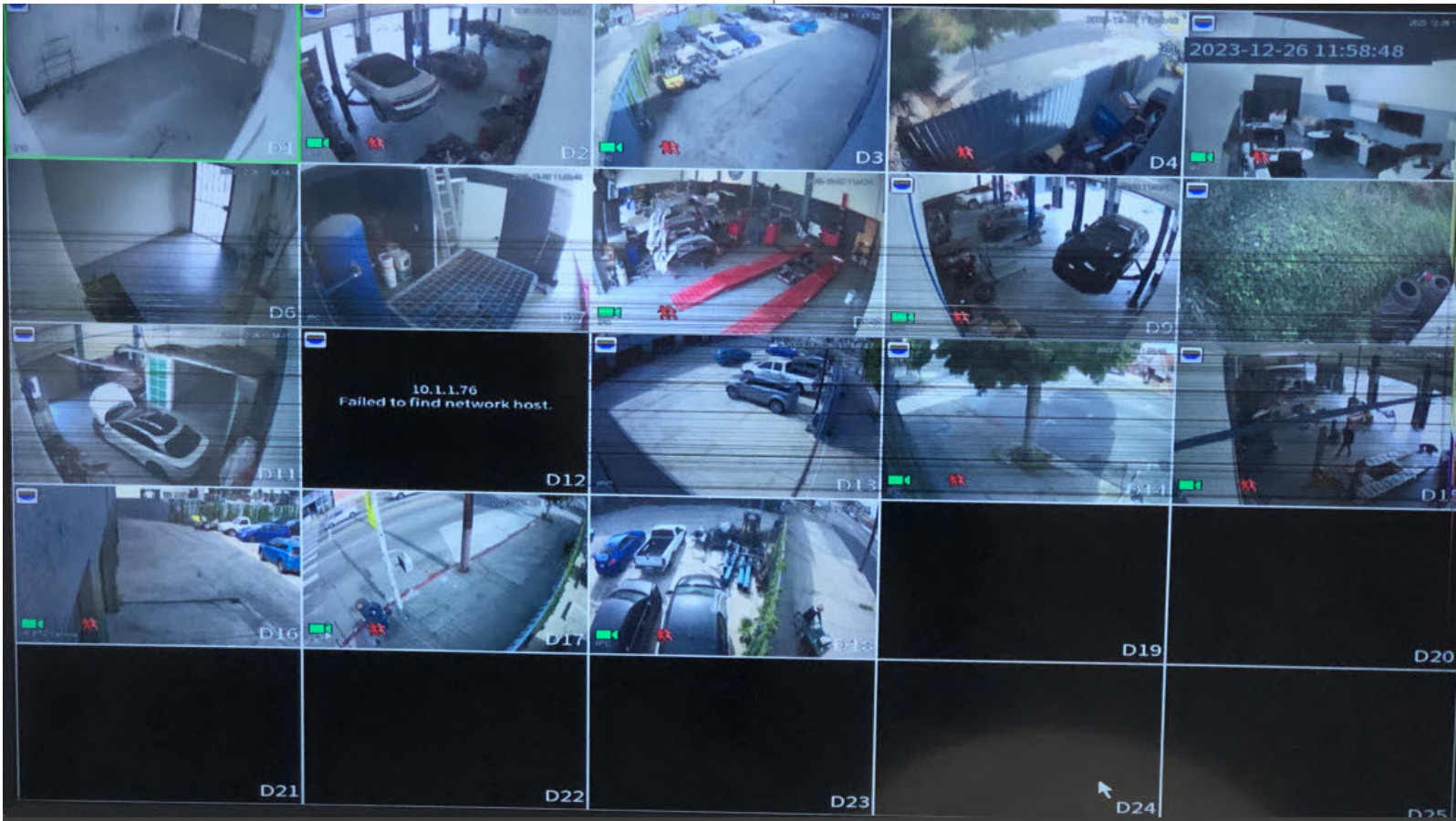


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