



Available SF 45,000 SF

Industrial For Lease

Building Size 45,000 SF



Address:

13838 S Figueroa St, Los Angeles, CA 90061

Cross Streets:

Figueroa St/Rosecrans Ave

Clean Warehouse Building
6 Dock High Positions, No Gross Receipts Tax
Fenced Yard/Major Street Frontage
Minutes to 110, 105, 405 & 91 Freeways
19' 6" Average Ceiling Height

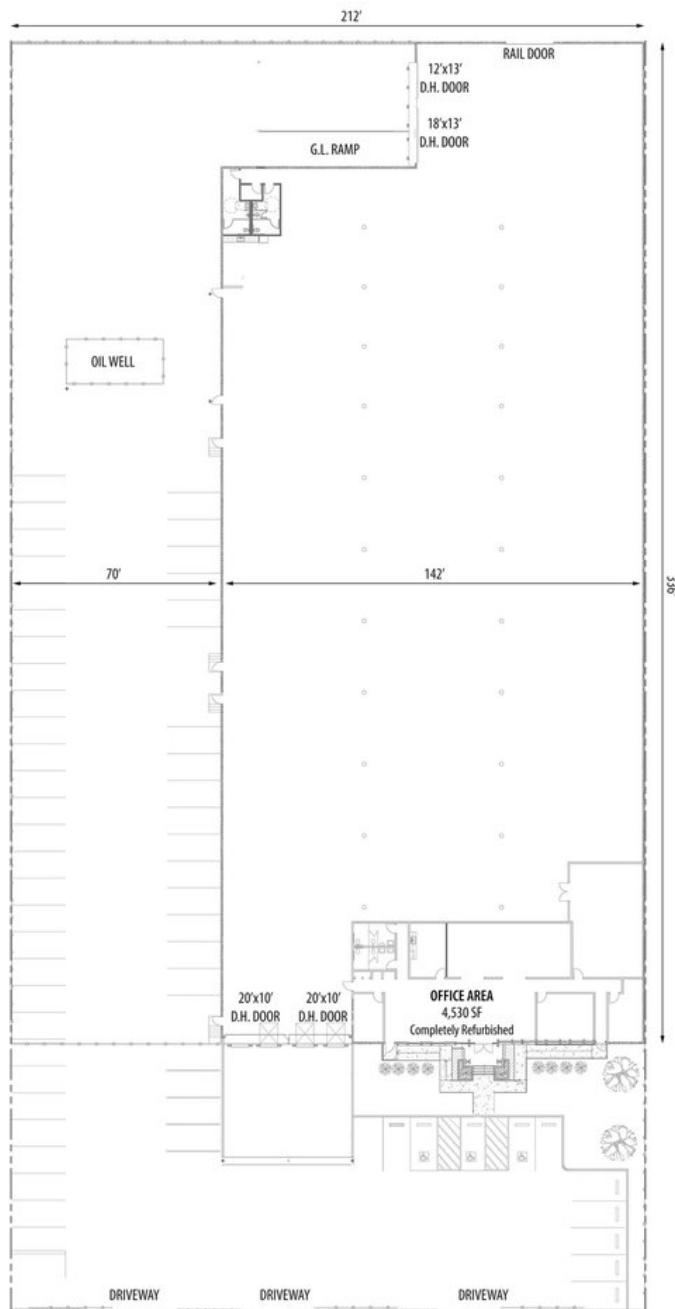
Lease Rate/Mo:	\$40,500	Sprinklered:	Yes	Office SF / #:	4,530 SF
Lease Rate/SF:	\$0.90	Clear Height:	18'	Restrooms:	4
Lease Type:	Gross / Op. Ex: \$0.07	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	45,000 SF	DH Doors/Dim:	4 / 10x10 (1)12x13 (1)18x13	Finished Ofc Mezz:	0 SF
Minimum SF:	45,000 SF	A: 1200 V: 120/208 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	2.13 Ac / 92,740 SF	Construction Type:	Brick	Unfinished Mezz:	0 SF
Term:	5 Years	Const Status/Year Blt:	Existing / 1968	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	06/01/2020
Sale Price/SF:	NFS	Parking Spaces:	99 / Ratio: 2.2:1	Vacant:	Yes
Taxes:	\$24,451 / 2019	Rail Service:	No	To Show:	Call broker
Yard:	Yes	Specific Use:	Warehouse/Office	Market/Submarket:	Gardena/North Compton
Zoning:	M-3			APN#:	6132-007-022
Listing Company:	Commercial Property Group				
Agents:	Gary Blau, (310) 390-7722 Ext. 120				
Listing #:	23923391	Listing Date:	11/15/2019	FTCF:	CB250N000S000/OAA
Notes:	New concrete yard, new landscaping. Offices refurbished. Heavy Power. Sprinkler extra hazard. Rail Service possible. OPEX: \$0.0688 PSF				



CommercialPropertyGroup
INDUSTRIAL AND COMMERCIAL REAL ESTATE

Commercial Property Group

10020 National Blvd. Los Angeles, CA 90034 | 310-390-7722



SITE PLAN
13838 S. FIGUEROA STREET



Gary Blau, (310) 390-7722 Ext. 120
gary@garyblaucre.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 prof. advisor.



Powered by: