

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

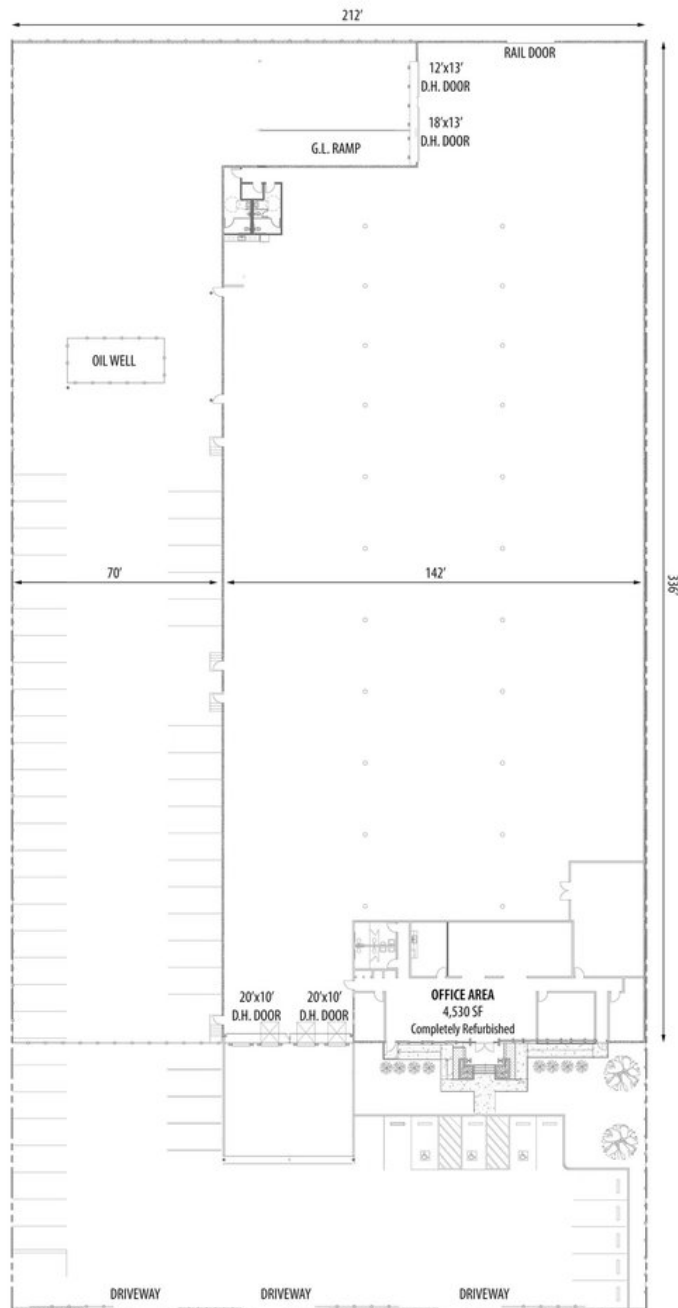
Lease Rate/Mo: \$40,500
Lease Rate/SF: \$0.90
Lease Type: Gross / Op. Ex: \$0.07
Available SF: 45,000 SF
Minimum SF: 45,000 SF
Prop Lot Size: 2.13 Ac / 92,740 SF
Term: 5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$24,451 / 2019
Yard: Yes
Zoning: M-3

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 1
DH Doors/Dim: 4 / 10x10 (1)12x13 (1)18x13
A: 1200 V: 120/208 O: 3 W: 4
Construction Type: Brick
Const Status/Year Blt: Existing / 1968
Whse HVAC: No
Parking Spaces: 99 / **Ratio:** 2.2:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 4,530 SF
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 06/01/2020
Vacant: Yes
To Show: Call broker
Market/Submarket: Gardena/North Compton
APN#: 6132-007-022

Listing Company: Commercial Property Group
Agents: [Gary Blau, \(310\) 390-7722 Ext. 120](mailto:gary@garyblaucre.com)
Listing #: 23923391
Notes: New concrete yard, new landscaping. Offices refurbished. Heavy Power. Sprinkler extra hazard. Rail Service possible. OPEX: \$0.0688 PSF

Listing Date: 11/15/2019 **FTCF:** CB250N000S000/OAA



SITE PLAN
13838 S. FIGUEROA STREET