

FOR SALE OR LEASE

6,709 SF
WEST LA
INDUSTRIAL /
WAREHOUSE

5522 VENICE BOULEVARD
LOS ANGELES, CA 90019



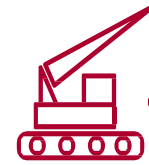
CUSHMAN &
WAKEFIELD



PROPERTY FEATURES



BUILDING SIZE
6,709 SF



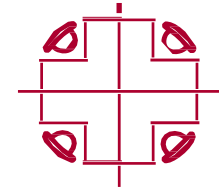
YEAR BUILT
1959



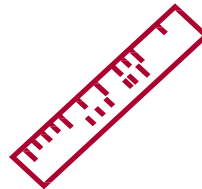
SALE PRICE
\$2,999,999



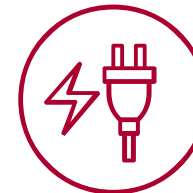
LEASE RATE
\$2.20 PSF/
NNN



LOT SIZE
8,969 SF



CLEAR HEIGHT
VARIOUS



POWER
400 AMP SERVICE



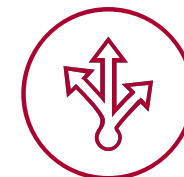
GL DOORS
2



PARKING
FRONT-FACING
COMPACT PARKING



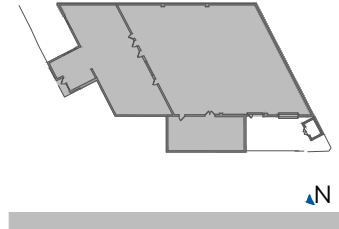
ZONING
C2



FREEWAY ACCESS
1 MILE - 5 MIN DRIVE
TO 10 FREEWAY

Suite Calculation

Floor: 1
Suite: 5522
Rentable Area: 6,709
Occupant Area: 6,709
Calc ID: 1.01



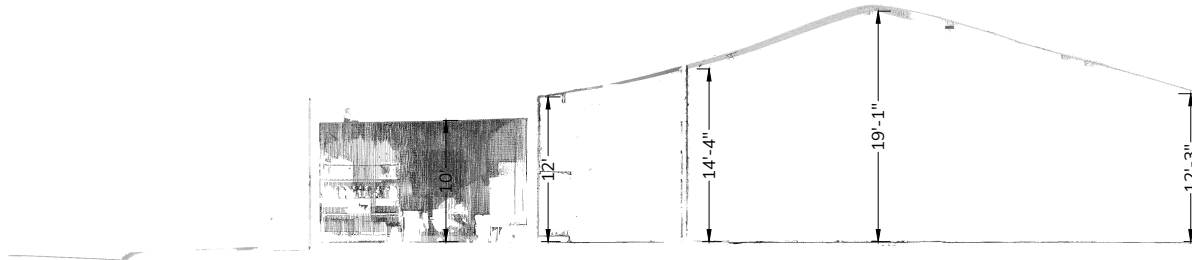
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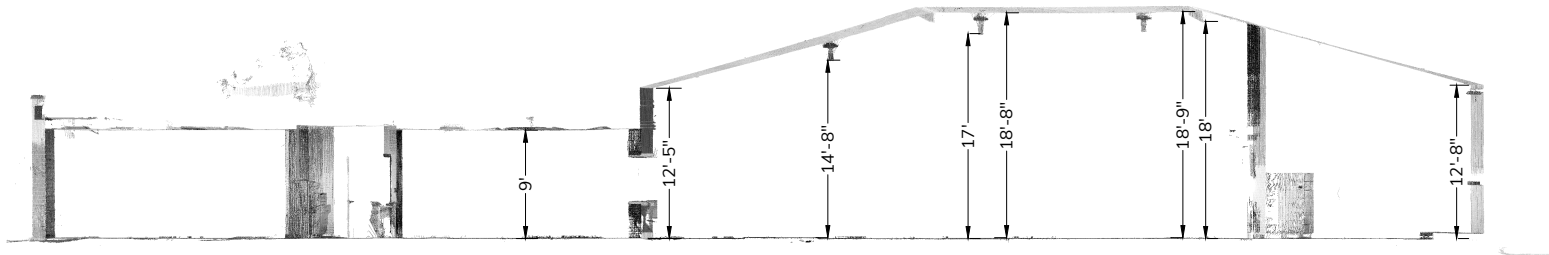
Suite: 5522
Occupant Area: 6,709
Rentable Area: 6,709

01 5522 Venice Blvd.
Los Angeles, CA 90019

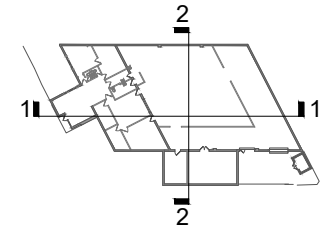




2 SECTION
1/16" = 1'-0"



1 SECTION
1/16" = 1'-0"



KEYPLAN 

SCALE ONLY @ 8.5x11"

5522 Venice Blvd
Los Angeles, CA 90019

CLEAR HEIGHTS

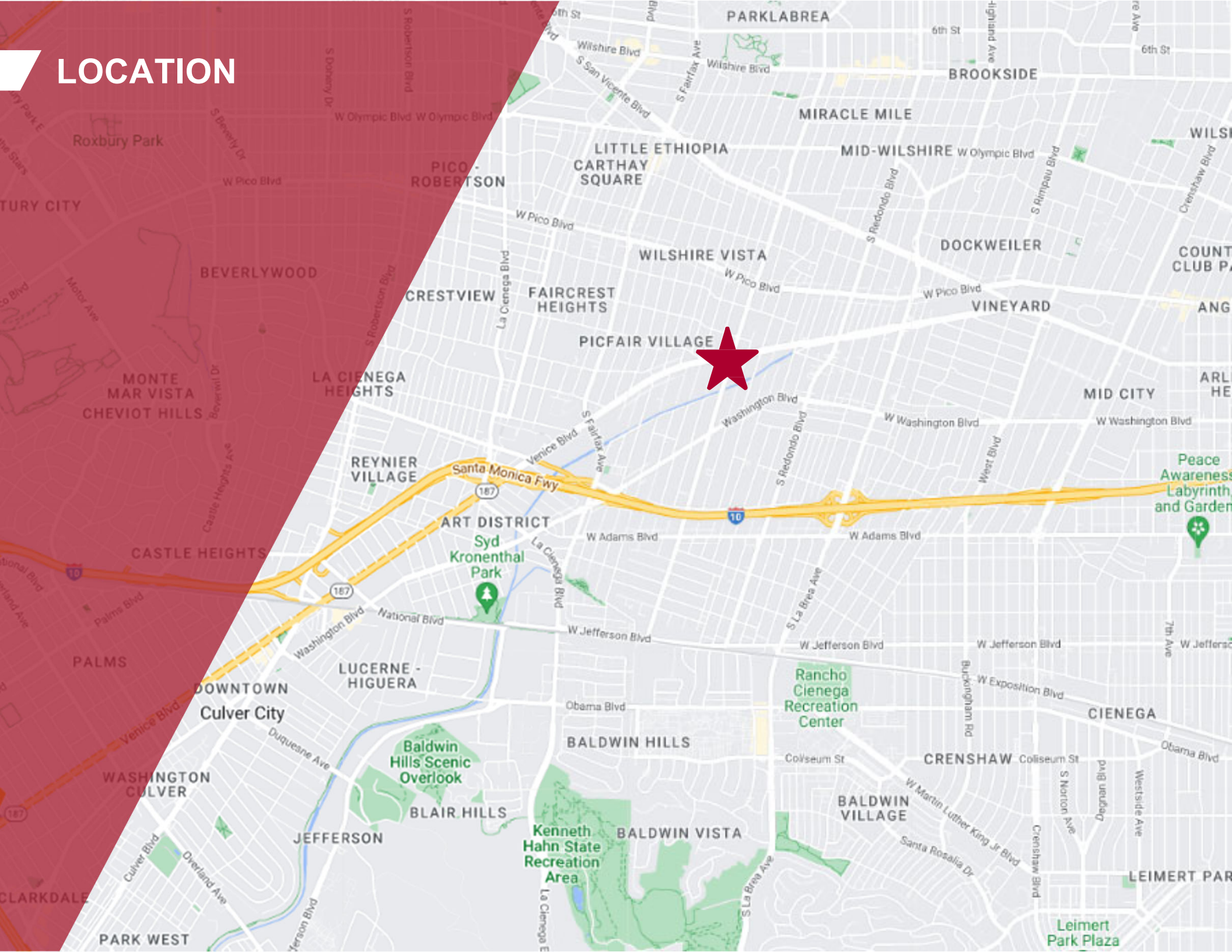
contoured



DRIVE TIME MAP



LOCATION



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