

INDUSTRIAL FOR LEASE

145 East 157th Street

Los Angeles (Unincorporated LA County), California 90248

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING

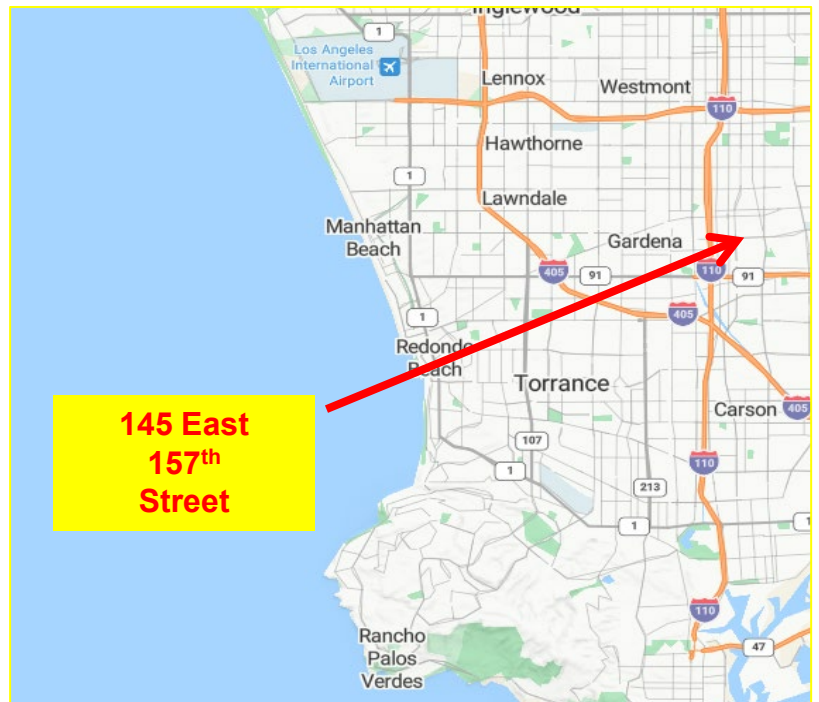


*** UNINCORPORATED LA COUNTY * SPRINKLERS ***

*** PROXIMITY TO WORLD PORTS, 110/91/405/105 FREEWAYS, DTLA ***

*** LESSOR WILL CONSIDER ENLARGING OFFICE ***

- ❖ **Total Square Footage:** 9,540 SF
- ❖ **Lot Size:** Part of Larger Property
- ❖ **Zoning:** LCM2
- ❖ **Roof Type:** Laminated/GLU Wood Beam
- ❖ **Year Built:** 1963
- ❖ **Ground Level Doors:** 1 (18' x 12')
- ❖ **Office Area:** 150 Square Feet
- ❖ **Clear Height:** 15' (under beam)
- ❖ **Sprinklers:** Yes
- ❖ **Fenced Yard:** Yes/Asphalt
- ❖ **Parking:** 10 Spaces
- ❖ **Construction Type:** Concrete Tilt-Up
- ❖ **Power:** 600 Amps. 240 Volts, 3 Phase, 3 Wire
- ❖ **APN#:** 6129-020-038
- ❖ **Monthly Rent:** \$1.10 PSF Net (\$10,494.00)
- ❖ **Monthly OPEX:** \$.15 PSF (\$1,431.00)



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JEFFERY A. TUREK

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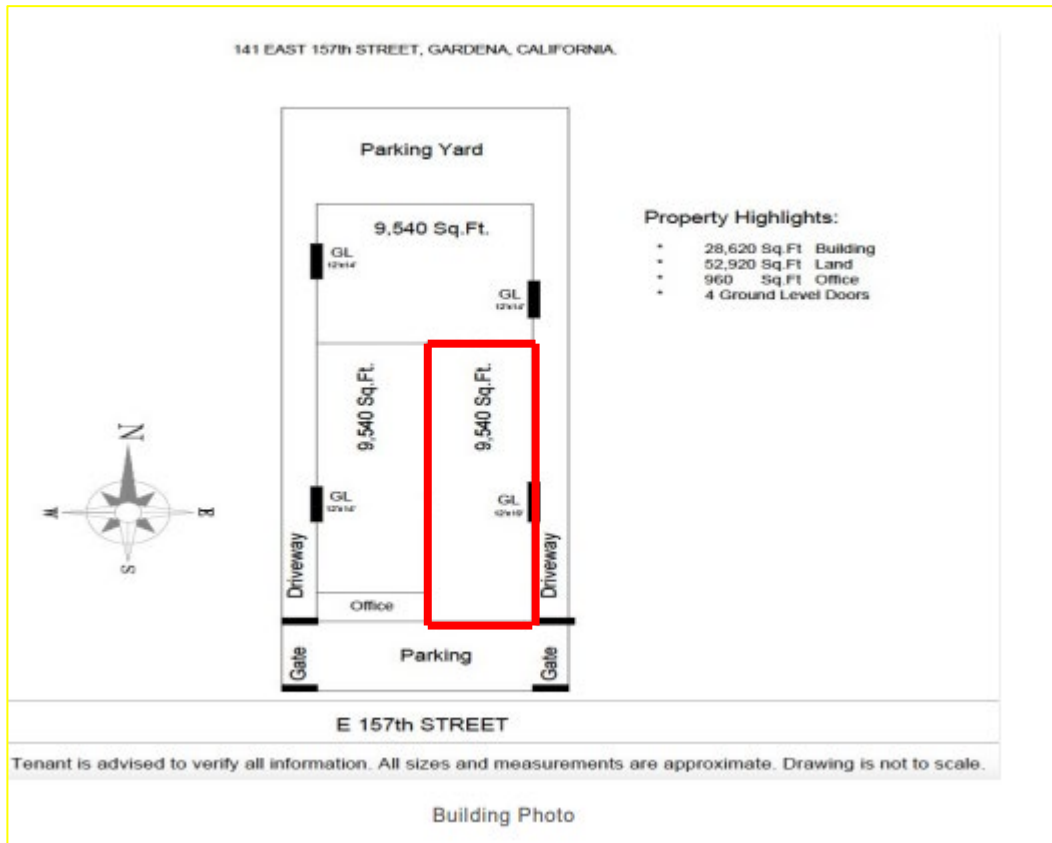
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COMMERCIAL & INVESTMENT REALTY

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