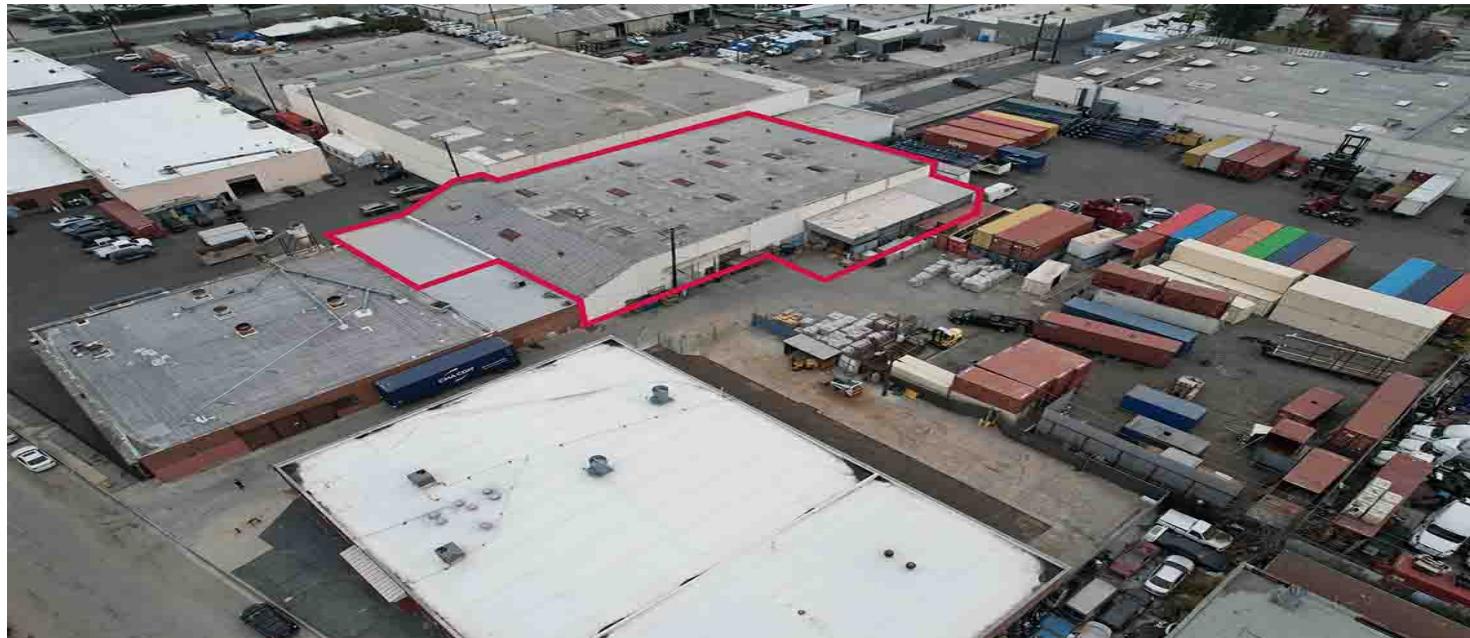


Available SF 18,314 SF

Industrial For Lease

Building Size

30,992 SF



Property Name:

1135 N Stanford Ave, Los Angeles, CA 90059

Cross Streets:

N Stanford Ave/E Rosecrans Ave

Great value warehouse
Open to lease with option to buy
Great clear height for manufacturing building
Larger yard area available for additional amount
Entire Property Available For Sale

Lease Rate/Mo:	\$15,201	Sprinklered:	Yes	Office SF / #:	1,000	SF
Lease Rate/SF:	\$0.83	Clear Height:	22'	Restrooms:	2	
Lease Type:	Gross / Op. Ex.	GL Doors/Dim:	3	Office HVAC:	Heat & AC	
Available SF:	18,314 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF	
Minimum SF:	18,314 SF	A: 400 V: 480 O: 3 W: 4		Include In Available:	No	
Prop Lot Size:	POL	Construction Type:	Concrete	Unfinished Mezz:	0 SF	
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1972	Include In Available:	No	
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now	
Sale Price/SF:	NFS	Parking Spaces:	6 / Ratio: 0.33:1,000	Vacant:	Yes	
Taxes:	\$88,842 / 2025	Rail Service:	No	To Show:	Call Broker	
Yard:	Fenced / Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Gardena/North Compton	
Zoning:	MH			APN#:	6134018044	
Listing Company:	Lee & Associates					
Agents:	Miles Solomon 323-922-3736, Jack Cline 213-590-3512 AIR CRE Use Only			Listing Date:		
Listing #:	1135N		AIR CRE Use Only		FTCF: CBO00N000S000	
Notes:	Taxes are for both parcels. Additional APN: 6134-018-063. Call brokers for commission information. Tenant to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes. Tenant to obtain business license and confirm zoning and use.					