

# 900 W HYDE PARK BLVD. // INGLEWOOD

## AVAILABLE FOR LEASE



### PROPERTY HIGHLIGHTS

- 5,616 SF For Lease
- \$1.25/SF (\$7,020/mo.) Gross Start Rate for 6 Months
- \$1.60/SF (\$8,985.60/mo.) Gross Starting Month 7
- No CAM Fees
- Available Immediately
- Free Standing Building w/ Clear Span Warehouse
- Break Room with Coffee Bar
- 6 Parking Spaces – More Possible w/Tandem Parking
- One +/- 10' x 10' Ground Level Loading Door
- 12' Clear Height with Foil Insulated Ceiling
- 3-Phase Power (600amps 240v 3-Phase) - Verify
- M1 Zoning – Ideal for Many Uses
- Adjacent to 405 Freeway
- Near New LAX Metro Rail
- Proximity to LAX, SoFi Stadium & West LA



**\$7,020/mo. Gross\***  
**\$1.25/SF for 6 months**  
**\$1.60/SF Thereafter with**  
**Annual Increases**



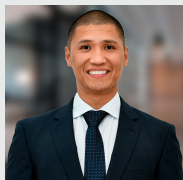
**+/- 5,616 SF**  
**Free Standing Bldg.**



**6 Parking Spaces**  
**More possible with**  
**Tandem Parking**



**3-Phase Power**  
**600 amps / 240 volts**  
**Lessee to Verify**



**ALBERT PACLEB**

DRE # 01882342

📞 424.999.5204

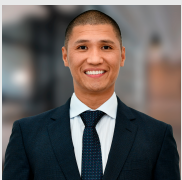
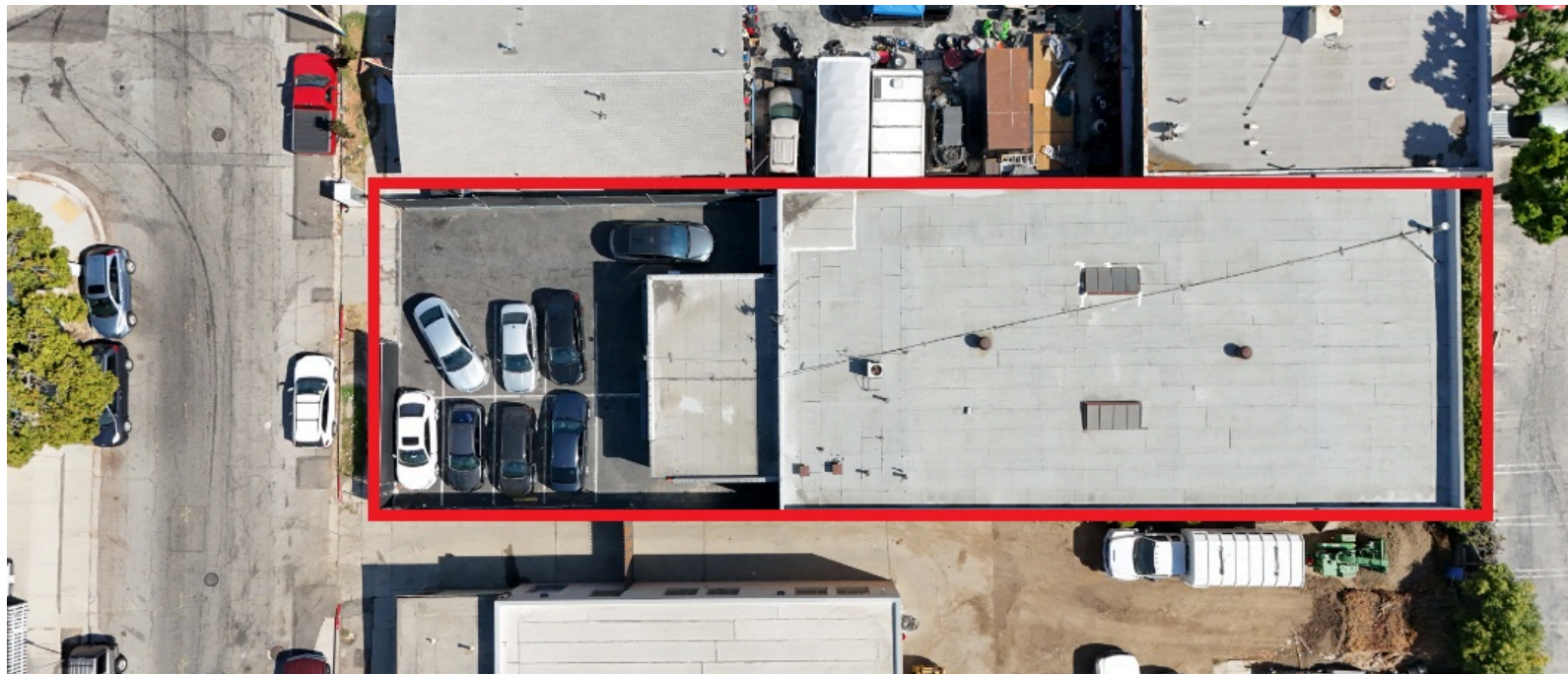
✉ AP@LACommercial.com

**LACOMMERCIAL, INC.**

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**Manhattan Beach, CA 90266**



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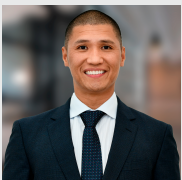
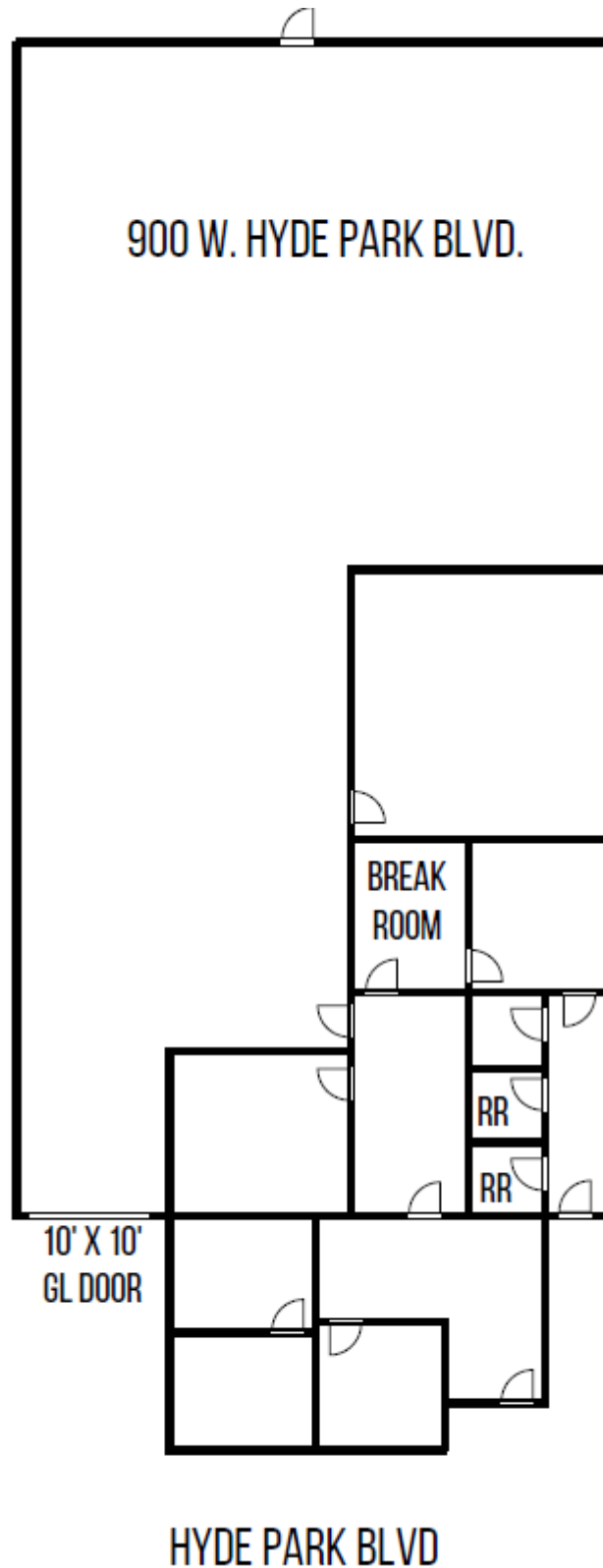
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