



9 3 5

EAST 59TH ST

LOS ANGELES • CA 90001

**±53,571 SF INDUSTRIAL BUILDING ON
±75,830 SF OF LAND FOR LEASE**

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

LEE-ASSOCIATES.COM/DOWNTOWNLA

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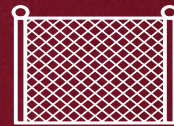
Positioned in the heart of Los Angeles, 935 East 59th Street offers $\pm 53,571$ SF of industrial space on a ± 1.74 -acre lot, ideal for manufacturing or specialized use. This turn-key facility features secured rod iron gating, ample power capacity (up to 2,000 amps), 16' clear height, three ground-level doors, four dock-high doors, and 24 parking spaces. With $\pm 3,200$ SF of office space, four restrooms, and a finished mezzanine, the property is designed for efficiency and convenience. The site can also be combined with the neighboring 911-931 E 59th Street for a total of $\pm 82,391$ SF, making it a rare opportunity for larger-scale operations in a prime Los Angeles location.



Fully
Accommodates
53' Truck Loading
and Storing



Can Combine
with 911-931 E
59th St (Total
 $\pm 82,391$ SF)



Secured, Rod Iron
Gated Facility



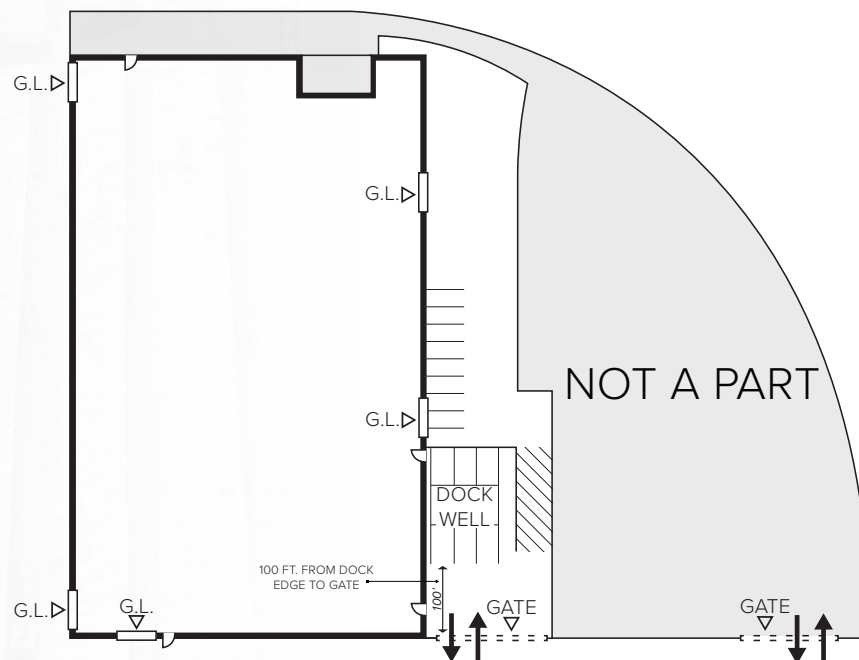
Heavy Power
Possible (Up to
2K Amps)



Cannabis
Operation
Possible

Available SF	±53,571
Minimum SF	±53,571
Clear Height	16'
Sprinklered	No
Prop Lot Size	1.74 AC / ±75,830
Term	Acceptable To Owner
Yard	Fenced / Paved
Office SF	±3,200
Finished Office Mezzanine	±1,500
Included in Available	Yes
Possession Date	90 Days
Const Status/Year Blt	Existing / 1943
For Sale	NFS
Parking Spaces	24
Rail Service	No
GL Doors	3
DH Doors	4
Construction Type	Masonry
Specific Use	Manufacturing
Warehouse AC	No
Zoning	LAM2
Market/Submarket	LA South
APN	6007-003-001
Power	A: 600 V: 480 Ø: W:

PROPERTY INFORMATION

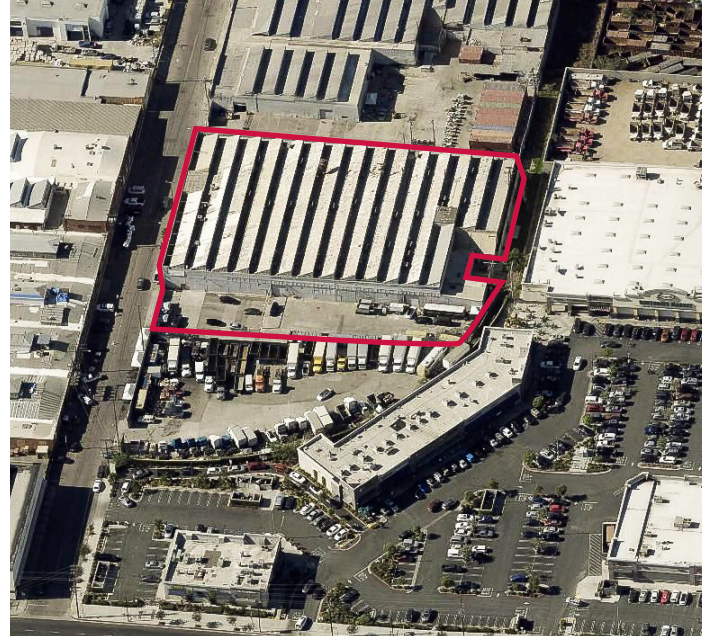


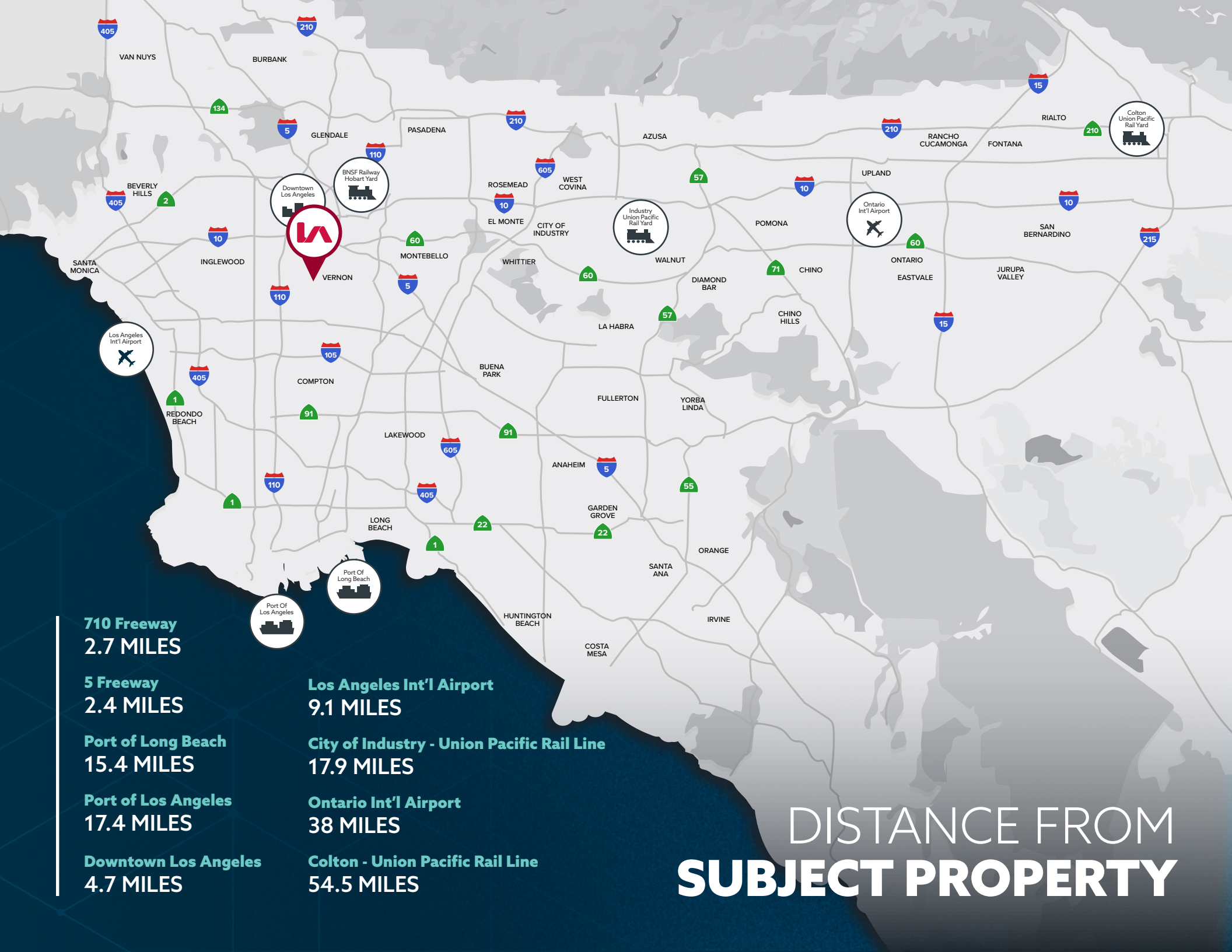
E 59TH ST



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

PROPERTY SITE PLAN





710 Freeway
2.7 MILES

5 Freeway
2.4 MILES

Port of Long Beach
15.4 MILES

Port of Los Angeles
17.4 MILES

Downtown Los Angeles
4.7 MILES

Los Angeles Int'l Airport
9.1 MILES

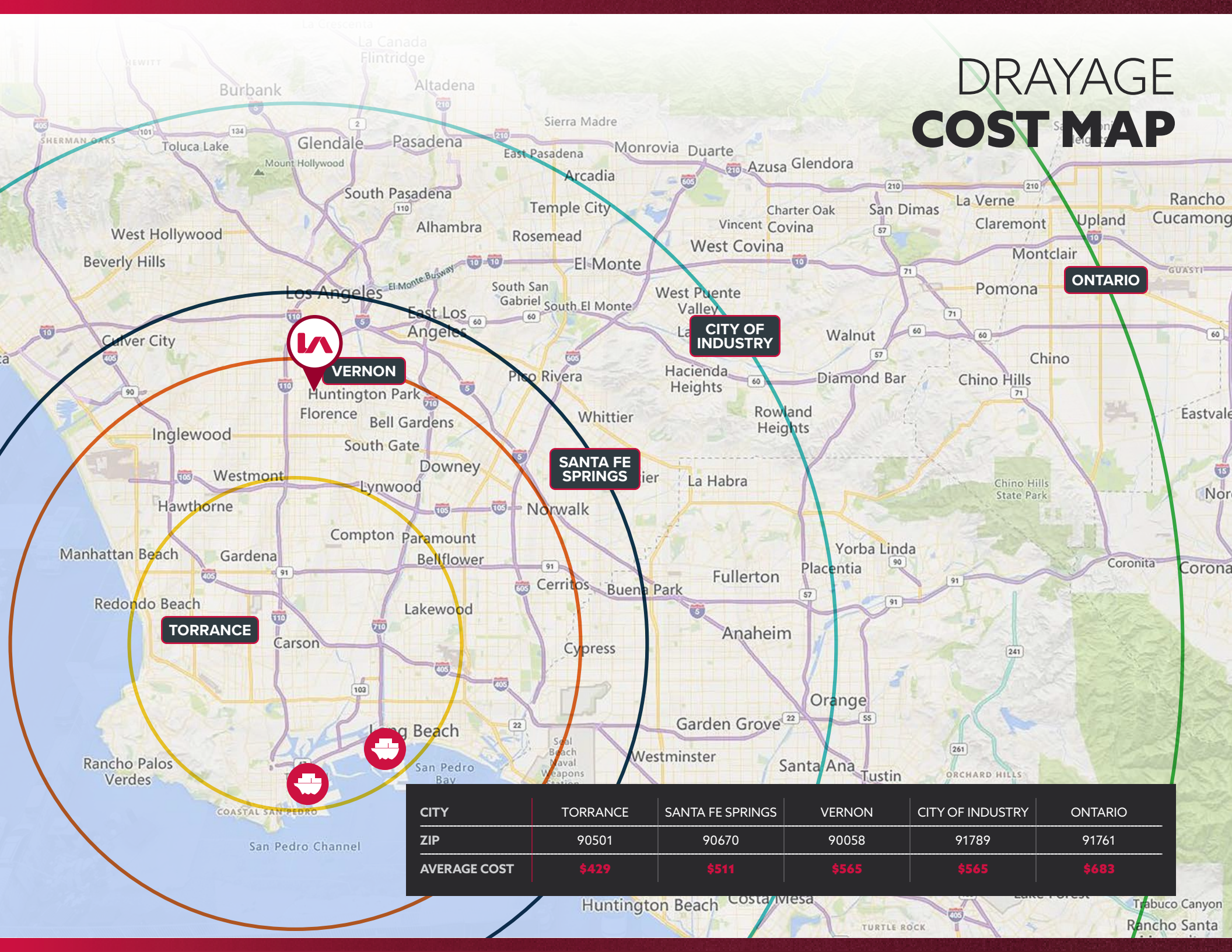
City of Industry - Union Pacific Rail Line
17.9 MILES

Ontario Int'l Airport
38 MILES

Colton - Union Pacific Rail Line
54.5 MILES

DISTANCE FROM
SUBJECT PROPERTY

DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

For More Information,
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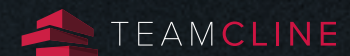
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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.