

LEASE

**24' CLEAR INDUSTRIAL FACILITY W/
LARGE SECURED PARKING LOT
IDEAL FOR MANUFACTURING & DISTRIBUTION**

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial



**663
E 22ND
STREET**

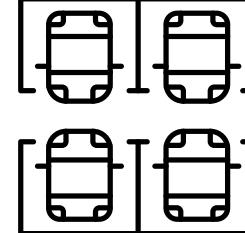
**≈25,500 SF
\$0.80/SF MODIFIED GROSS
INDUSTRIAL BUILDING**

PROPERTY HIGHLIGHTS

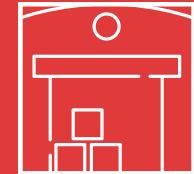
A Well-Located Infill Industrial Asset
Offering Scale, Power, and Flexibility



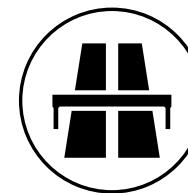
Manufacturing
or Distribution
uses allowed



On-Site Parking &
Secured Lot



Drive-In
Loading Door



Excellent Freeway
& Transit Access



High
Ceiling



Prime
Location

SUBJECT PROPERTY



PROPERTY DETAILS

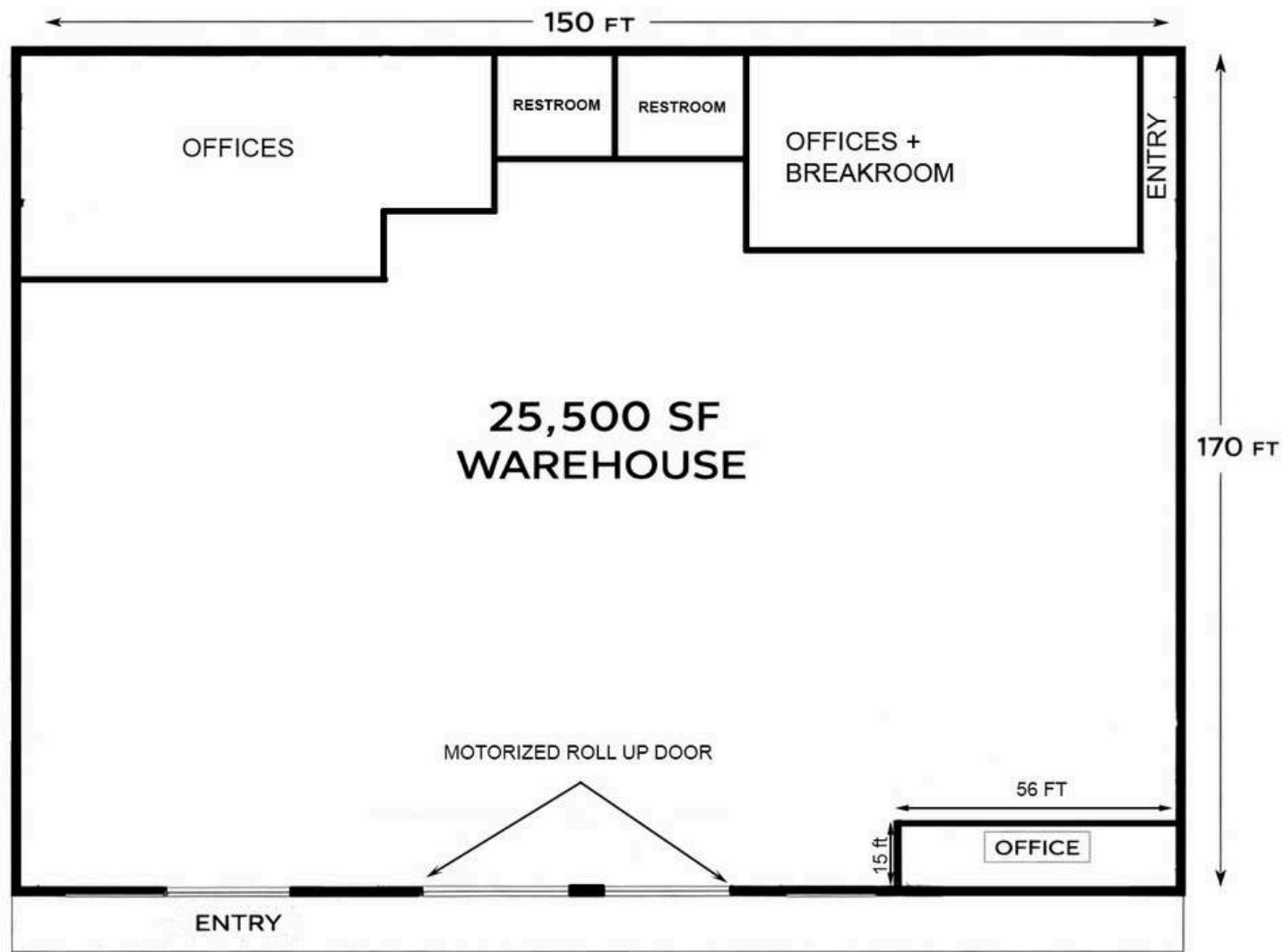
Price / SF	\$20,400 per month or \$0.80/SF MG
Available Space	±25,500 SF Industrial
Clear Height	24'
Sprinklers	Yes
Drive-In Doors	2 total (10' W x 12' H)
Power	400A / 277-480V, 3-Phase, 4-Wire
Covered Parking	±70 Spaces
Frontage	San Pedro St & E 22 nd St
Year Built	1969
Zoning	LAM1
APNs	5127-005-014

***Buyer to verify all information**





FLOOR LAYOUT

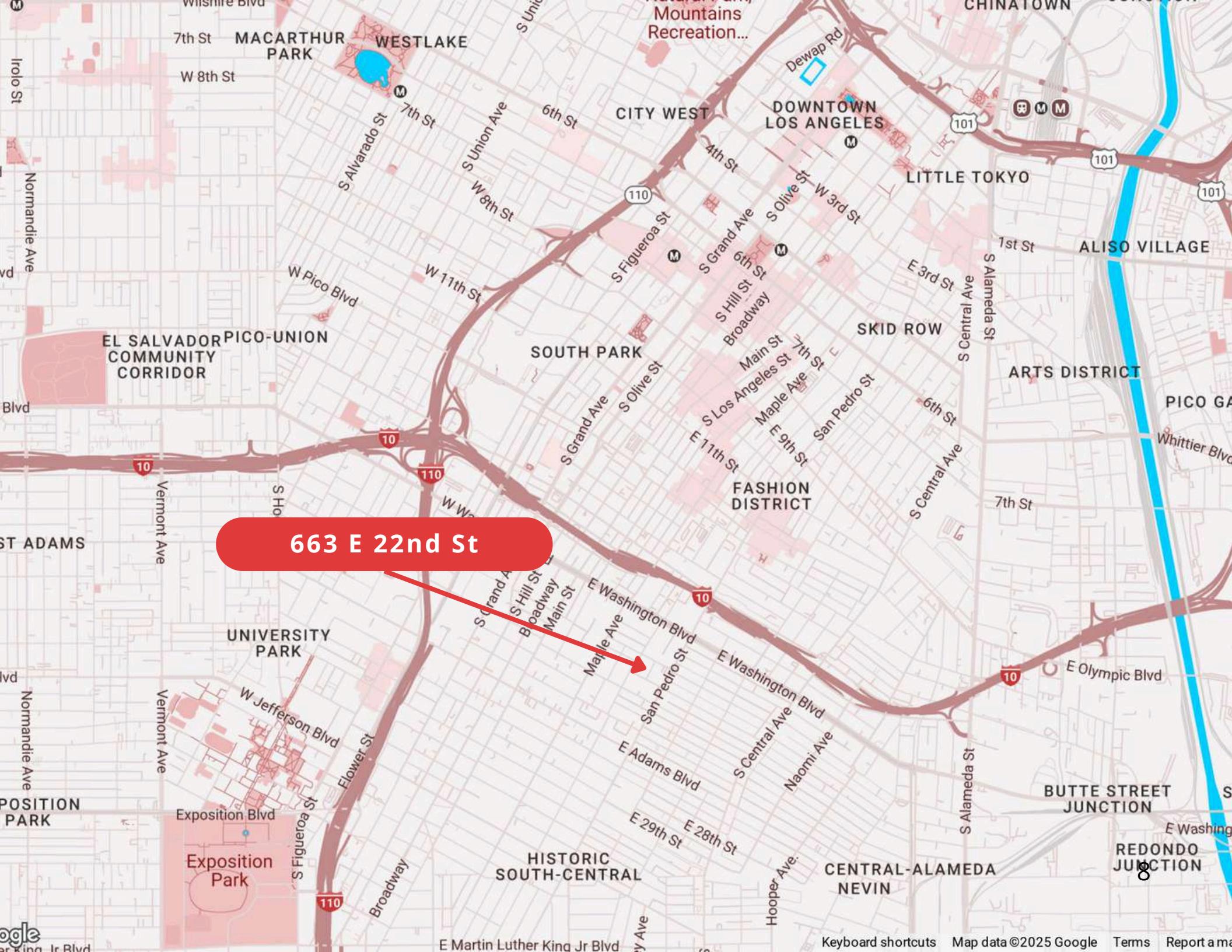


**Not drawn to scale and provided for visual representation purposes only.*

GREAT FREEWAY EXPOSURE



Collection Street	Cross Street	Traffic Volume (VPD)	DISTANCE FROM THE PROPERTY
S San Pedro St	E 20th St SW	25,706	0.15 mi
E 22nd St	S San Pedro St NW	23,919	0.07 mi



663 E 22nd St

Google
Bing

E Martin Luther King Jr Blvd

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**FOR MORE INFORMATION REGARDING THIS
OPPORTUNITY, PLEASE CONTACT:**



JESSE MCKENZIE

Senior Vice President

714.883.6875

jesse@majorproperties.com

License: CA # 01939062

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MAJOR PROPERTIES
1200 W Olympic Blvd
Los Angeles, CA 90015

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