

FOR LEASE

765 STANFORD AVE, LOS ANGELES, CA 90021

±11,300 SF 2-STORY INEXPENSIVE INDUSTRIAL
BUILDING IN DOWNTOWN LA



For more information, please contact:

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PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

Park Industrial Realty
800 McGarry St, 5th Floor
Los Angeles, CA 90021
Corporation DRE# 01983713

Executive Summary

Located near the Downtown Los Angeles Fashion District, this 11,300-square-foot, two-story industrial building offers a flexible and cost-effective opportunity for a wide variety of commercial and industrial users. The property features a functional layout with substantial second-floor mezzanine space, heavy 400-amp, 120/240-volt, three-phase electrical power, available gas service, a floor drain, a fully sprinklered fire-safety system, and two ground-level loading doors. Its versatile configuration is well suited for manufacturing, production, wholesale, storage, showroom, creative, or related industrial operations. Convenient access to Downtown Los Angeles' major commercial and industrial districts further enhances the property's appeal.

Property Details

Property Address: 765 Stanford Ave, Los Angeles, CA 90021

Building SF: 11,300 SF

Land SF: 5,940 SF

Year Built: 1989

Clear Height: 10' – 11'

Loading: 2 Ground Level Doors

Power: 400a, 120-240v, 3p

Zoning: [LB1-WH1-5][IX2-FA]

APN: 5146-028-042

Lease Rate: \$8,500 per month (\$0.75/SF) gross

All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Buyer/Lessee must verify all information.

Property Highlights

- 11,300 SF two-story industrial building in Downtown Los Angeles
- Heavy electrical power: 400 amps, 120/240 volts, 3-phase
- Gas service available
- Fully sprinklered building
- Two ground-level loading doors
- Flexible layout for manufacturing, production, storage, wholesale, showroom, or creative uses
- Conveniently located near the Downtown Los Angeles Fashion District
- Excellent access to major Downtown LA commercial and industrial districts

28

SCALE 1" = 60'

2011

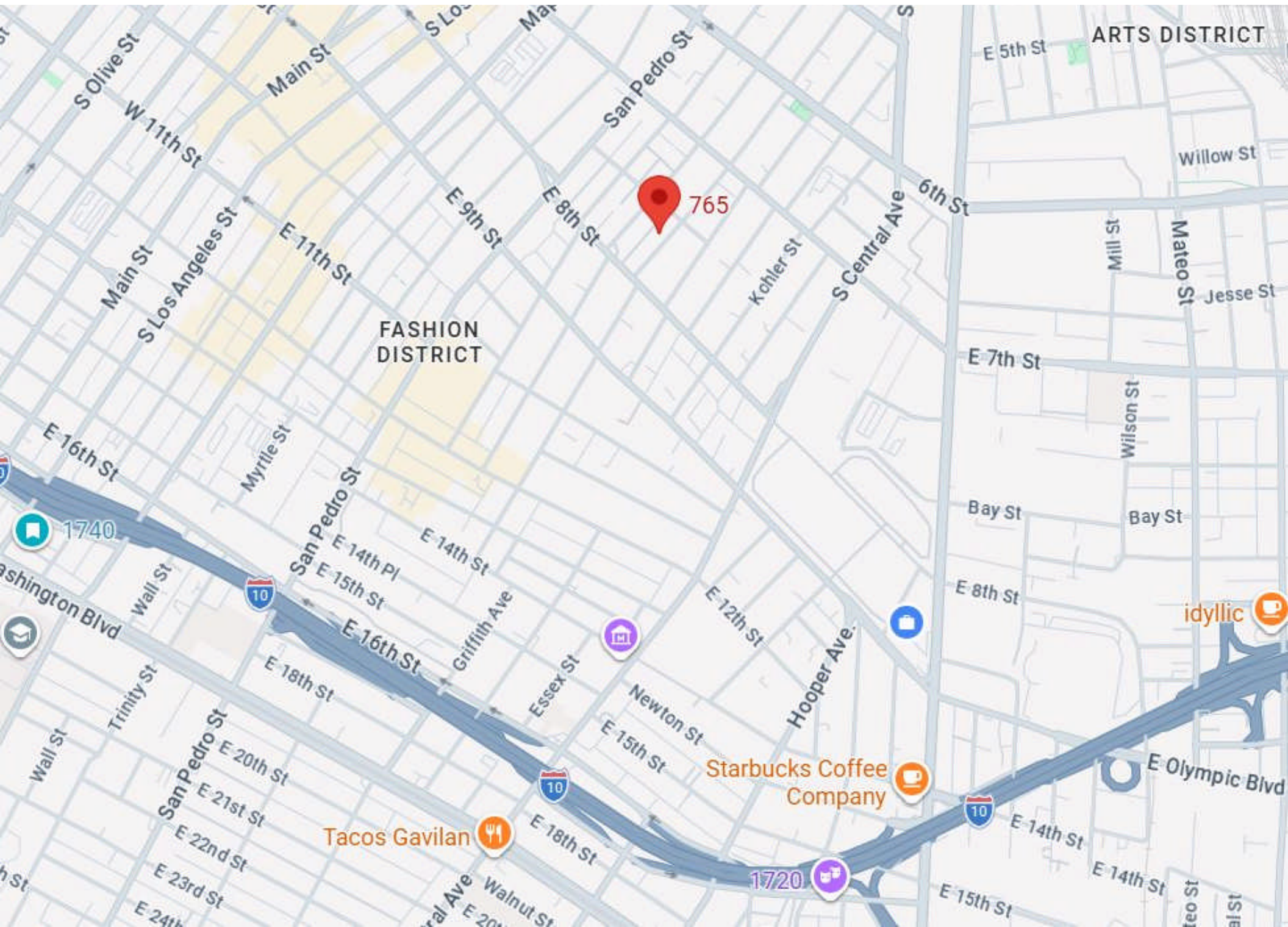
WILDE AND STRONG'S
SUBDIVISION OF THE
FRANK SABICHI TRACT
M.R. 66 - 64

CODE
15117

FOR PREV. ASSM'T. SEE: 23-15

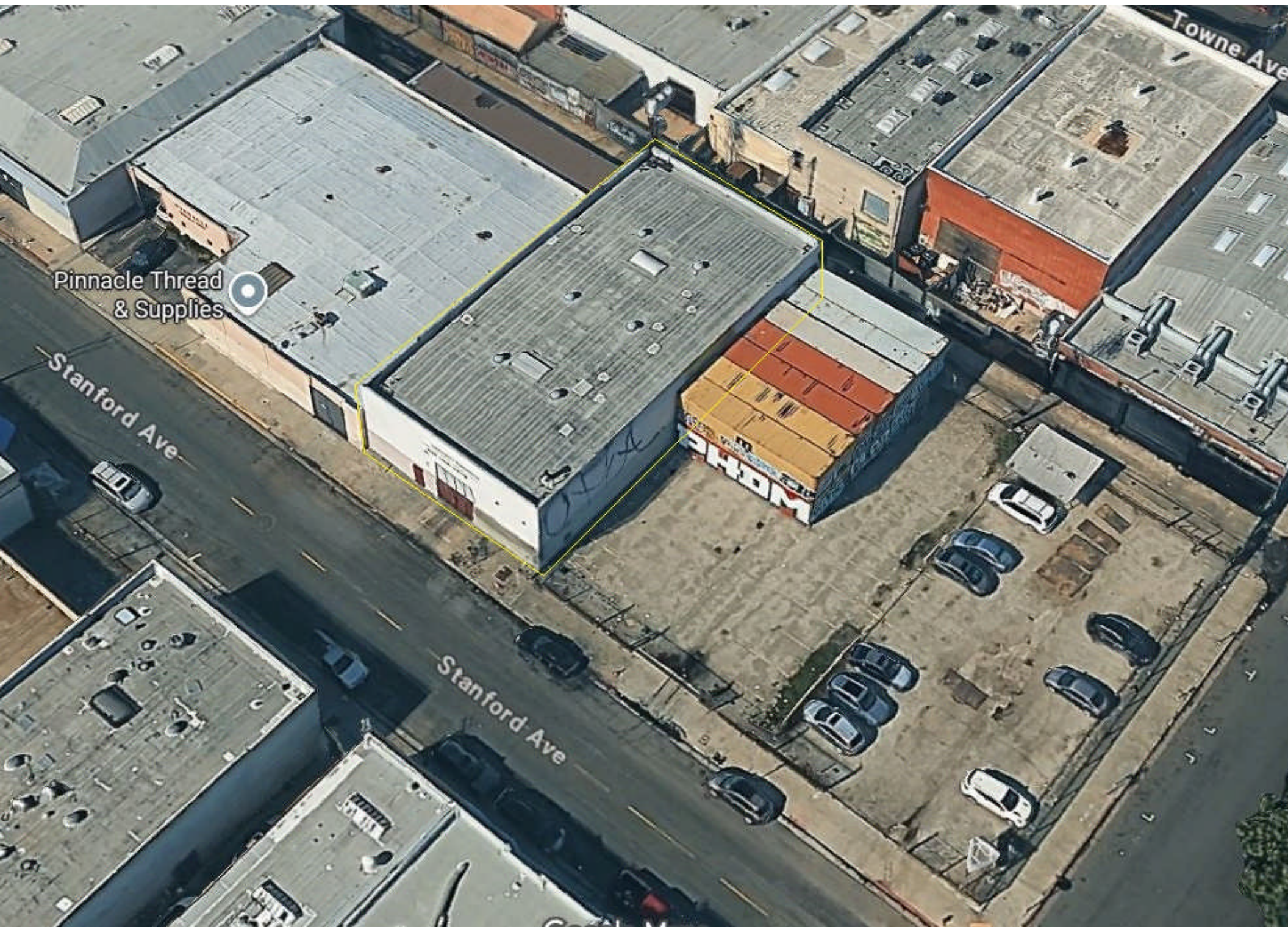
ASSESSOR'S MAP
COUNTY OF LOS ANGELES CALIF

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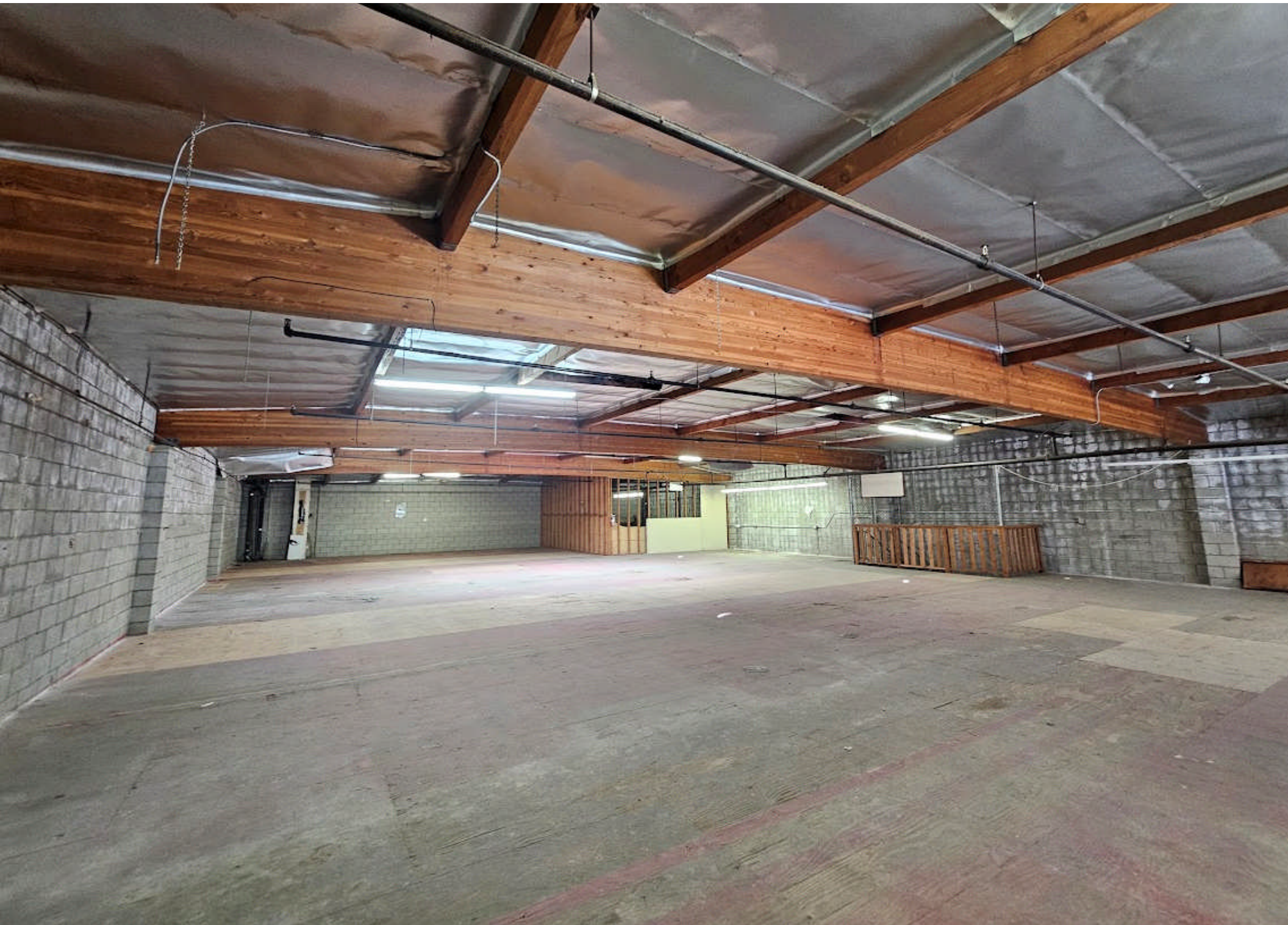
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