



FREE-STANDING INDUSTRIAL BUILDING IN MARINA DEL REY

FOR LEASE

13428

Beach Avenue

MARINA DEL REY, CA 90292



BRIAN R. HART

Executive Vice President

hart@westmac.com

310-966-4359

DRE #014290000

WESTMAC

Commercial Brokerage Company

1515 S Sepulveda Boulevard

Los Angeles, CA 90025

Tel: 310-478-7700 | Fax: 310-479-3989

Company DRE#: 01096973

PROPERTY INFORMATION

| | |
|----------------------|---|
| ADDRESS | 13428 Beach Avenue Marina Del Rey, CA 90292 |
| BUILDING SIZE | Approximately 3,804 square feet |
| LAND SIZE | Approximately 4,573 square feet |
| RENTAL RATE | \$9,500 per month, modified gross |
| PARKING | Five [5] striped parking spaces in secured lot with an electric gate. |
| ZONING | LACM(GM) |
| TERM | Three [3] to five [5] years |
| AVAILABILITY | Within 30 days |



COMMENTS

- » Perfect small, free-standing building in Marina Del Rey.
- » Concrete block construction; built in 1987.
- » HVAC throughout.
- » Two [2] restrooms.
- » Kitchenette area.
- » Skylights.
- » 3-Phase power.
- » Ground-level roll-up door
- » High ceiling warehouse
- » Close to many amenities.

***SHOWN BY APPOINTMENT ONLY.**

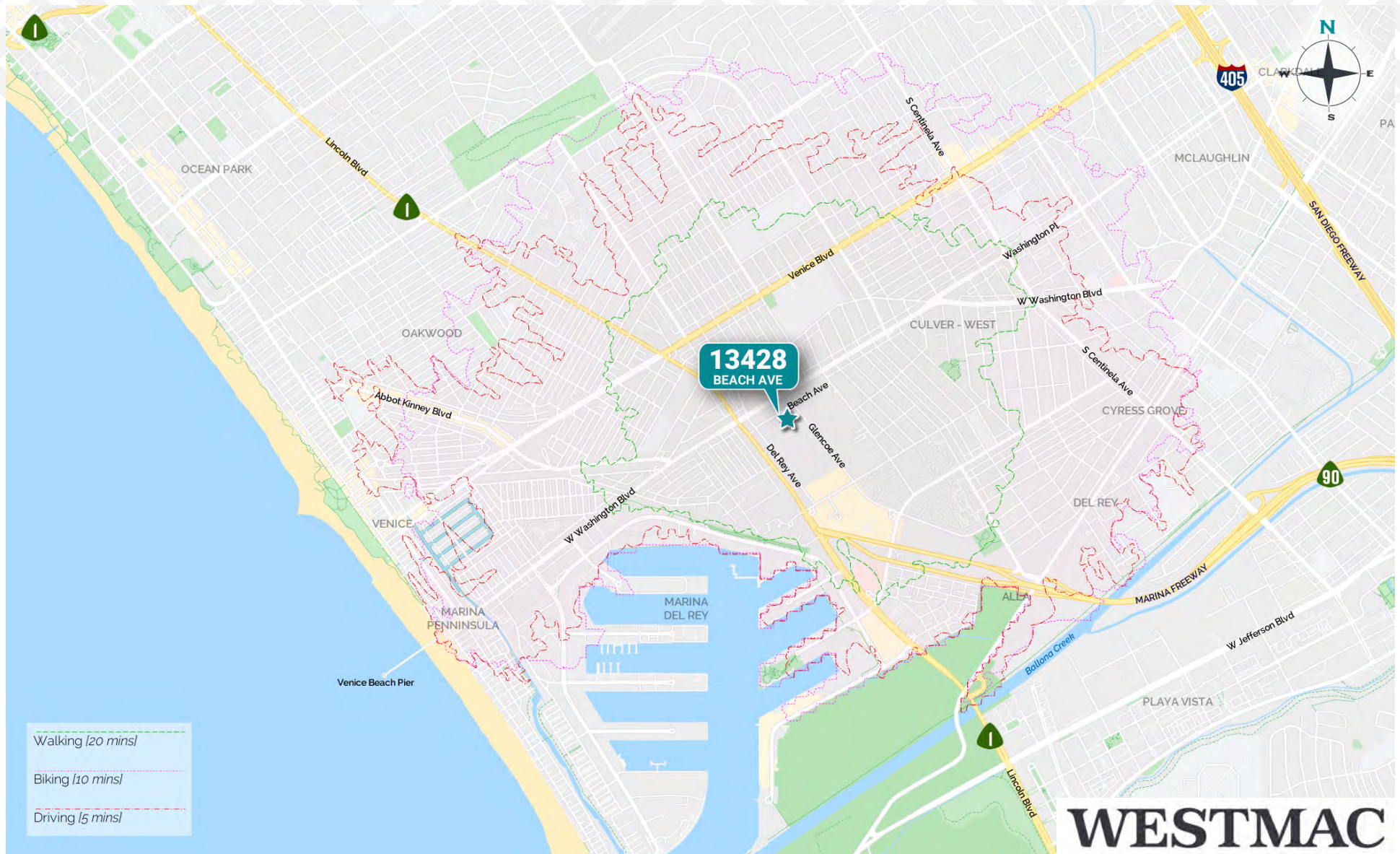
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We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FOR LEASE

AREA MAP

13428 Beach Avenue



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FIRST FLOOR PHOTOGRAPHS



FOR LEASE
SECOND FLOOR PHOTOGRAPHS



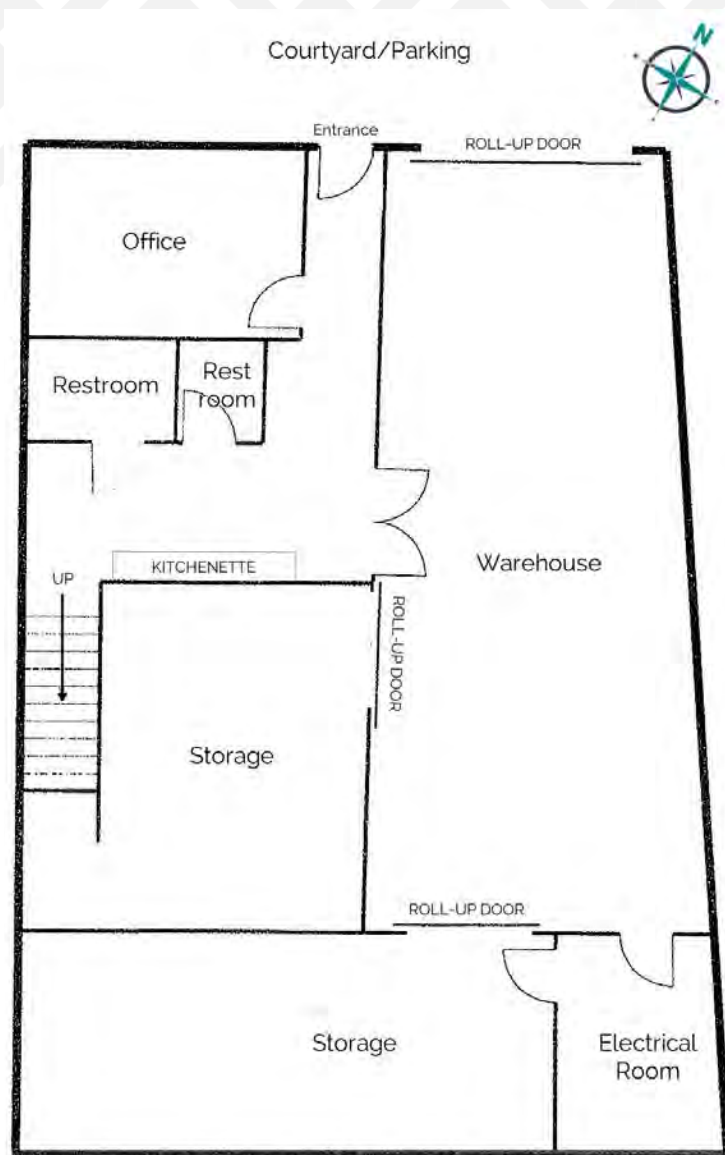
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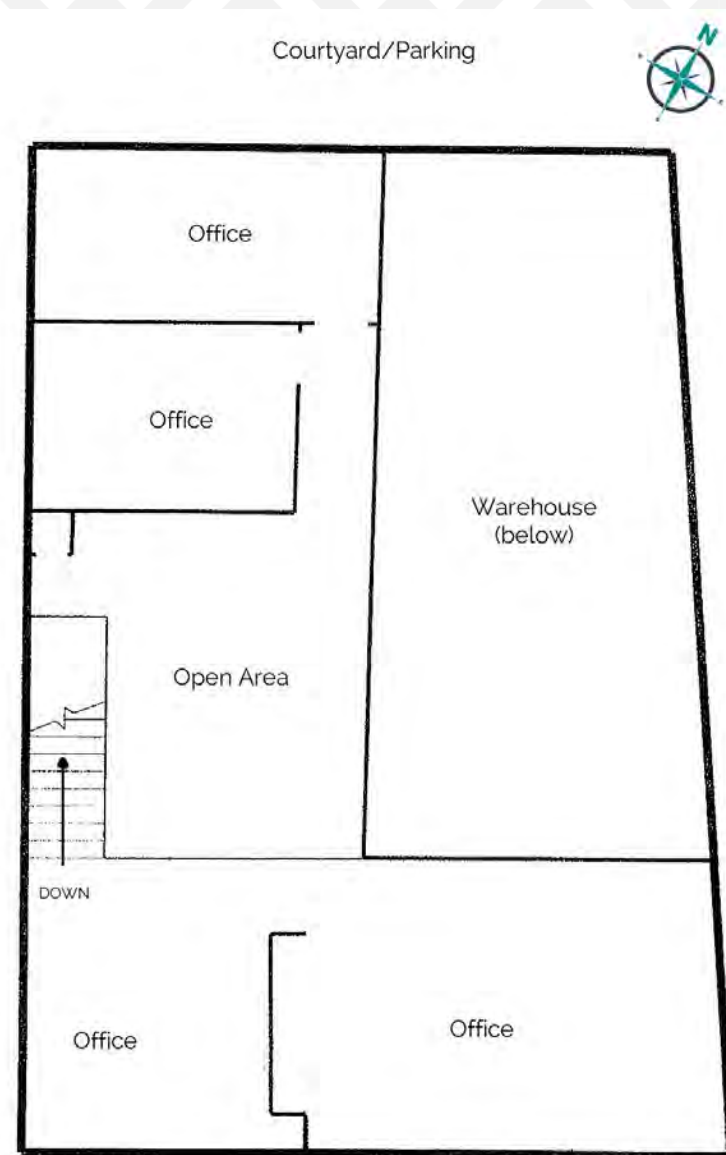
FOR LEASE

FLOOR PLANS

13428 Beach Avenue



FIRST FLOOR

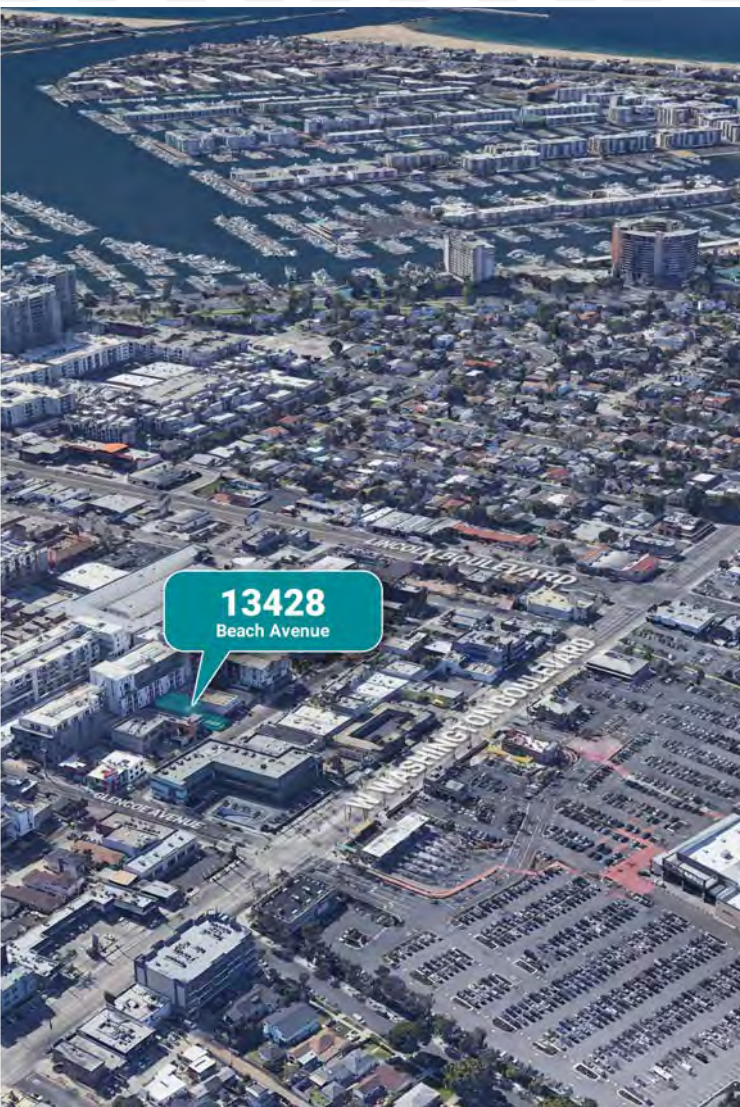


SECOND FLOOR

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AERIAL VIEWS

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