

FOR LEASE

**APPROX. 4,100 – 5,300 SF INDUSTRIAL BUILDING
IDEAL FOR MANUFACTURING + DISTRIBUTION**

4606 W. Jefferson Blvd, Los Angeles, CA 90016



LANCELOT
Commercial Industrial Brokerage



Space Available : +/-4,100 – 5,300 SF
Rental Rate : \$1.79 PSF + \$0.14 NNN
Parking : Street Parking

PROPERTY HIGHLIGHTS

- Prime Location on Jefferson Boulevard Just East of Culver City in West Adams Arts District
- Building Ideal For Manufacturing, Storage, Distribution, or a Range of Potential Alternative Industrial Uses
- Warehouse Interior Features High Bow Truss Ceilings, and Large, Ground-Level Loading Bay Door Positioned off the Rear Alley

**Square Footage Approximate –
Tenant to Independently Verify*

LANCE LEVIN, PRESIDENT

Lance@LancelotCommercial.com
DRE#01128388
Off: 310.839.3333 ext 220
Fax: 310.839.3382



**+/-4,100 SF With Potential For
Expansion to +/-5,300 SF**



310.839.3333
LANCELOT
Commercial Industrial Brokerage

FOR LEASE

APPROX. 4,100 – 5,300 SF INDUSTRIAL BUILDING
IDEAL FOR MANUFACTURING + DISTRIBUTION

4606 W. Jefferson Blvd, Los Angeles, CA 90016



310.839.3333



- Warehouse Interior High Bow Truss Ceilings and Large, Ground-Level Loading Bay Door Positioned off the Alley



LANCELOT
Commercial Industrial Brokerage

FOR LEASE

APPROX. 4,100 – 5,300 SF INDUSTRIAL BUILDING
IDEAL FOR MANUFACTURING + DISTRIBUTION

4606 W. Jefferson Blvd, Los Angeles, CA 90016



310.839.3333



LANCELOT
Commercial Industrial Brokerage

FOR LEASE

APPROX. 4,100 – 5,300 SF INDUSTRIAL BUILDING
IDEAL FOR MANUFACTURING + DISTRIBUTION

4606 W. Jefferson Blvd, Los Angeles, CA 90016

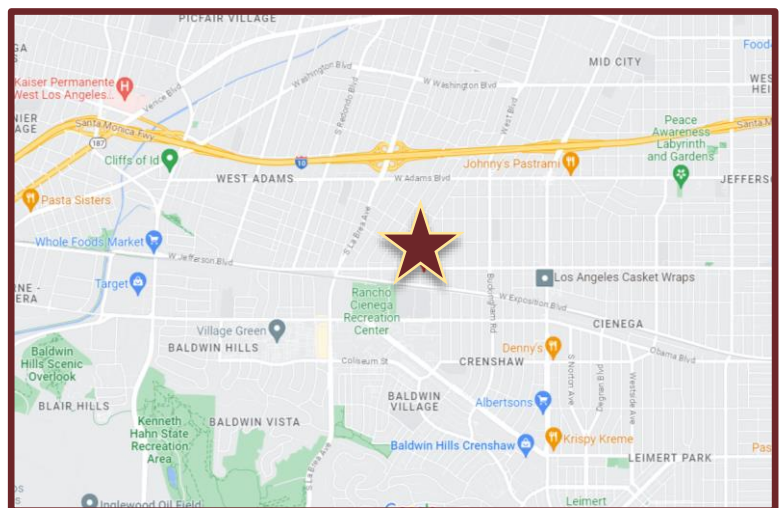


310.839.3333



LOCATION HIGHLIGHTS

- Prime West Adams Arts District Location
- Situated Along Hugely Trendy, Hipster Haven Stretch of Jefferson Boulevard
- 2 Blocks West of Famed Highly Likely café
- Only 6 Blocks The 10 Freeway Access at La Brea Blvd
- Approximately 1.5 Miles East of Culver City



LANCELOT
Commercial Industrial Brokerage