

WAREHOUSING |
MANUFACTURING
25,000 SF
\$0.75 per SF

Versatile Industrial Space

Strategic location | Functional Layout | Immediate Availability



3954 WHITESIDE | LOS ANGELES | CA 90063
FOR LEASE

FOR MORE INFORMATION, PLEASE CONTACT US:



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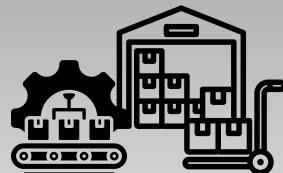
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MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

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BUILDING HIGHLIGHTS



Manufacturing
or Warehousing
uses allowed



2 motorized Gate
2 gated parking



Large
outdoor
area



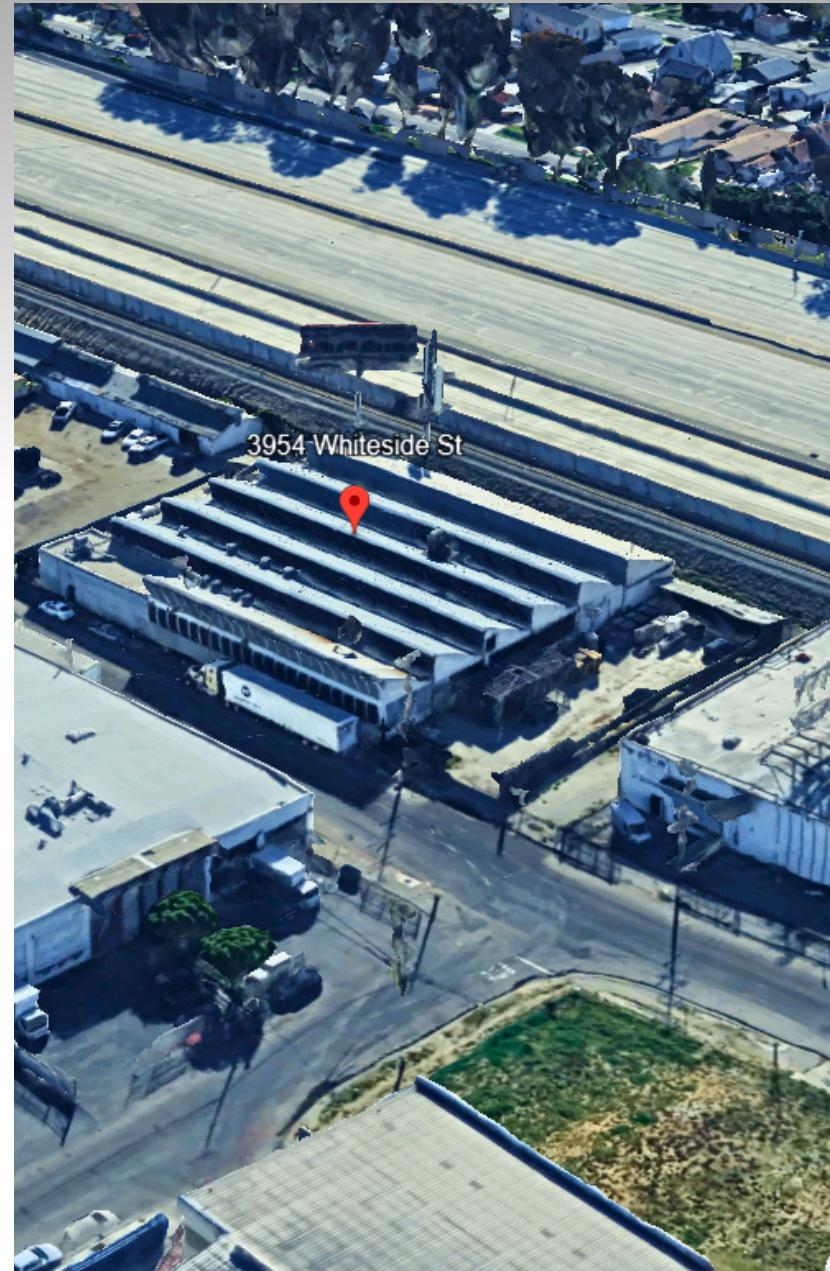
Lots of
Natural
Light



Camera
Monitoring +
New
Security
System

Available Space	±25,000 SF (Approx 1,900 SF of four (4) Private Offices + Bullpen)
Lease Rate	\$0.75/ft/mo Industrial Gross
Tenancy	Single
Clear Height	12' - 16', 12' to beam
Power	1,200 amps
HVAC	In office
Sprinklered	No
Year Built	1925
Zoning	M2-GZ (Green Zone)
APN	5224-028-015

**HEAVY
INDUSTRIAL**



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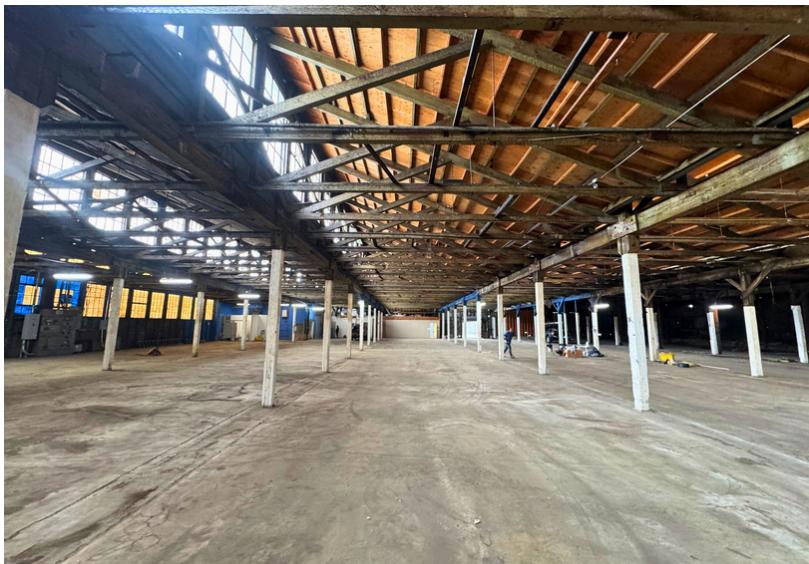
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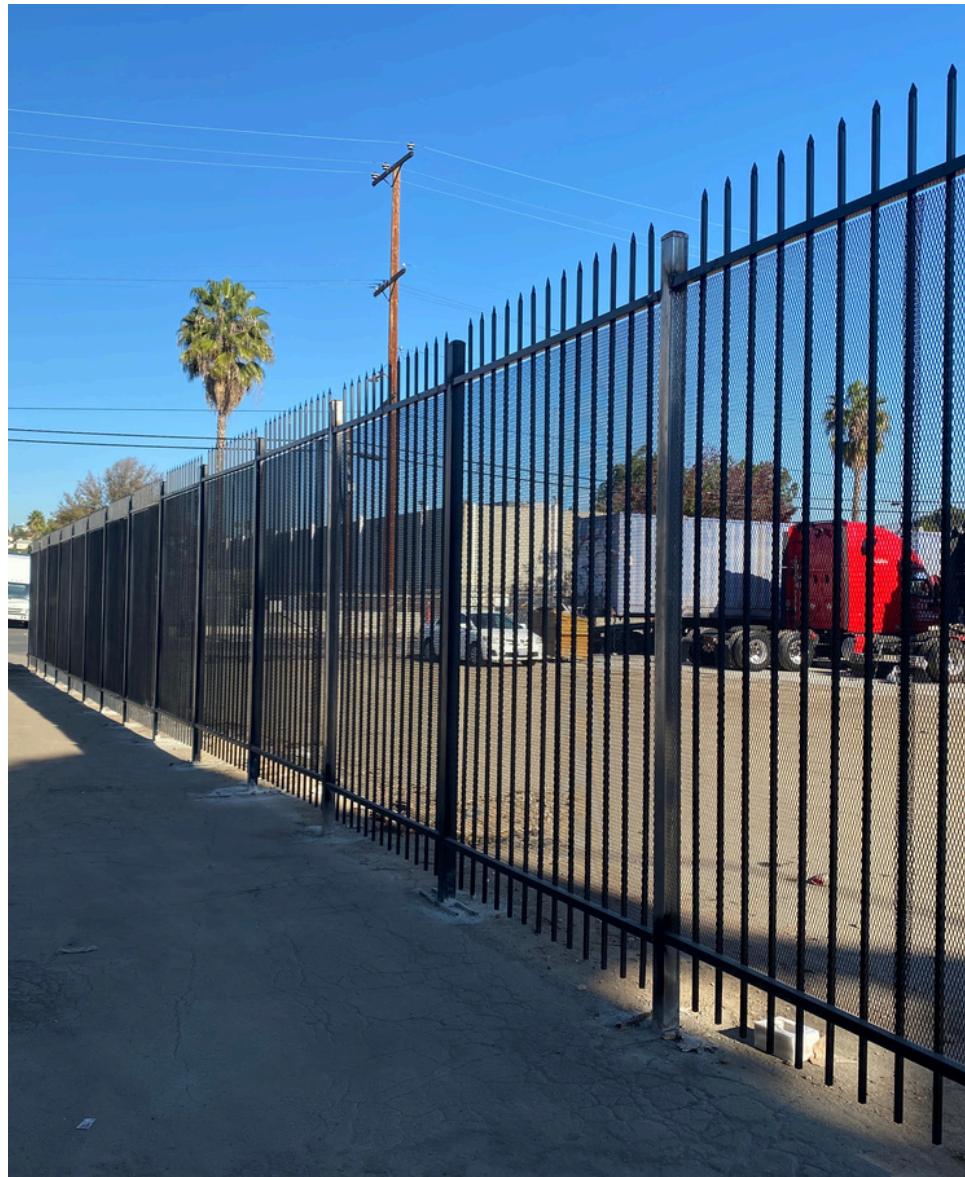
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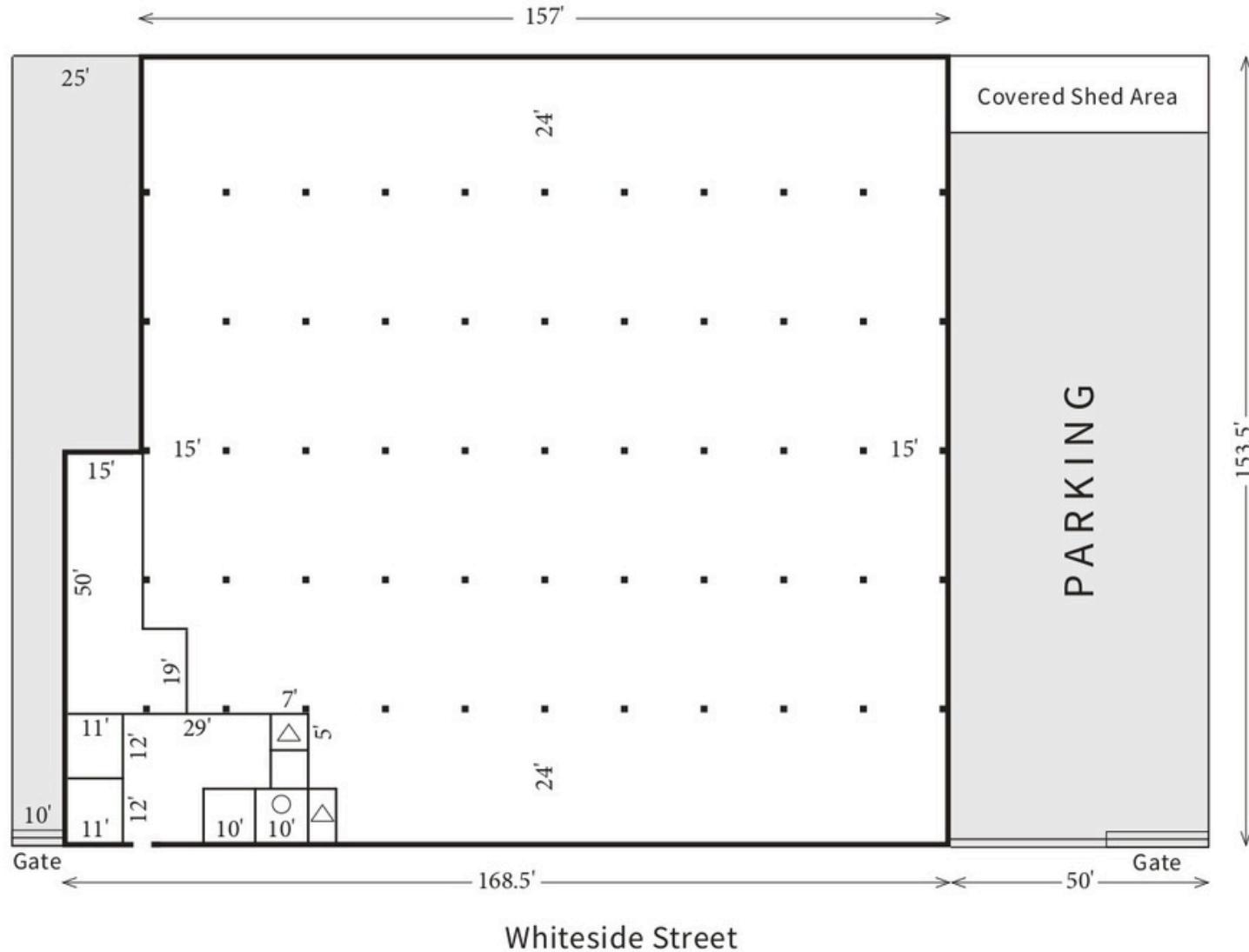
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SITE LAYOUT

HEAVY INDUSTRIAL

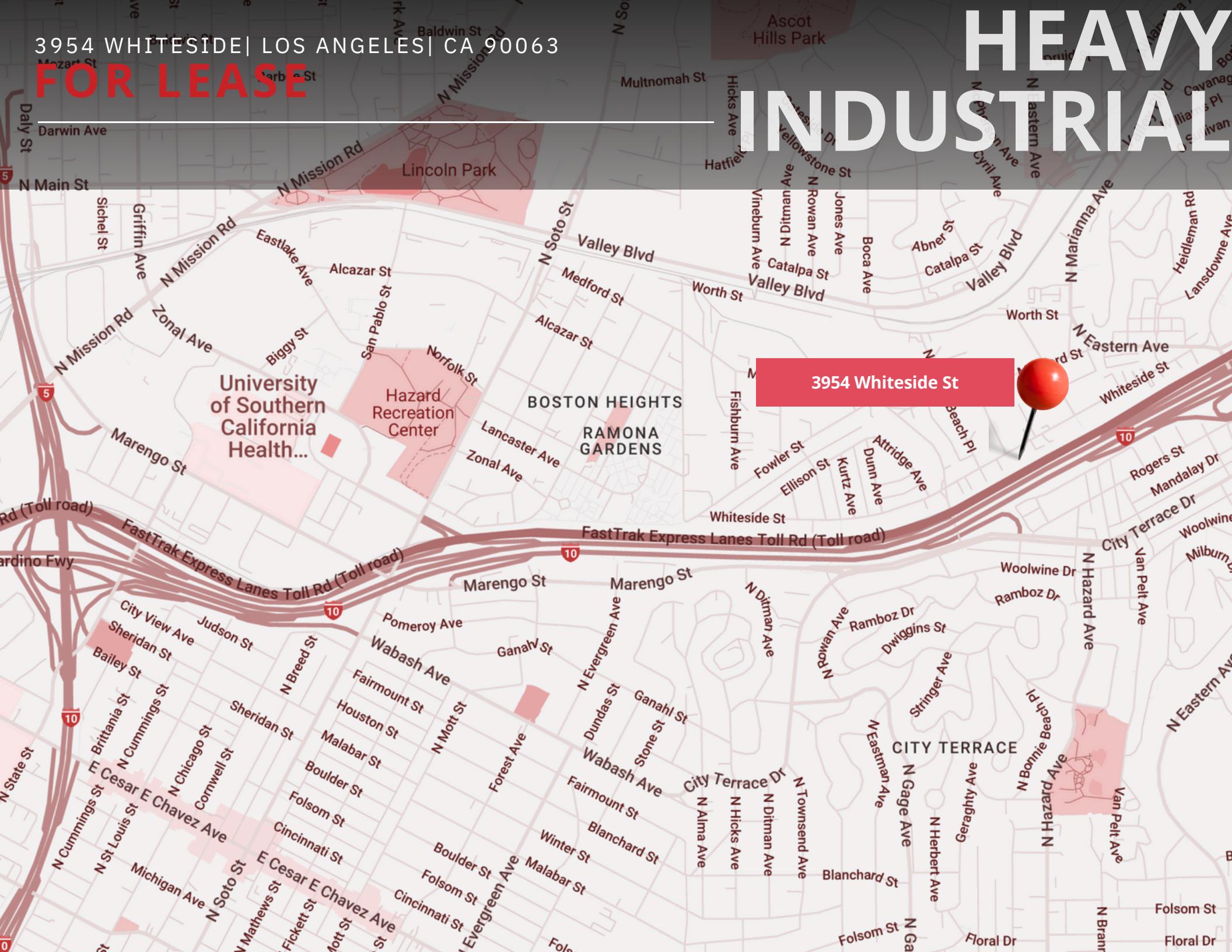


Scale: 0.03" = 1' | Lessee to verify all measurements and dimensions

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HEAVY INDUSTRIAL



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