

**FOR
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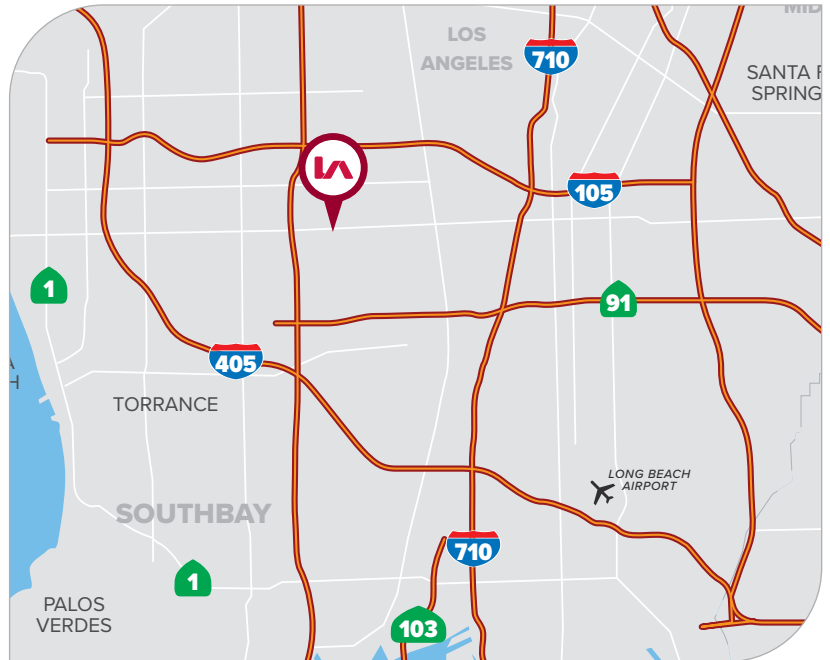
±33,270^{SF} INDUSTRIAL BLDG ON ±60,277^{SF} OF LAND
14110 S BROADWAY | LOS ANGELES, CA 90061

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- Freestanding Building
- 2 Dock High Loading Positions
- 1 Oversized Ground Level Loading Door
- 23'+ Clear Height
- Calculated Sprinkler System
- Excellent Office Space
- 20 Skylights Throughout – Newly Resealed & Reglassed
- Heavy Power – 1600 Amps
- Concrete Tilt Up Construction
- Unincorporated Los Angeles – No Gross Receipts Tax
- Immediate Access to 110 Freeway
- Corner location - Excellent Visibility & Signage Opportunity



PRICING SUMMARY

ASKING RATE

\$1.55 PSF
(\$51,568/ mo Gross)

FOR MORE INFORMATION, PLEASE CONTACT



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Lee & Associates® Los Angeles, Inc. | CORP ID 02174865

1201 N Main St, Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

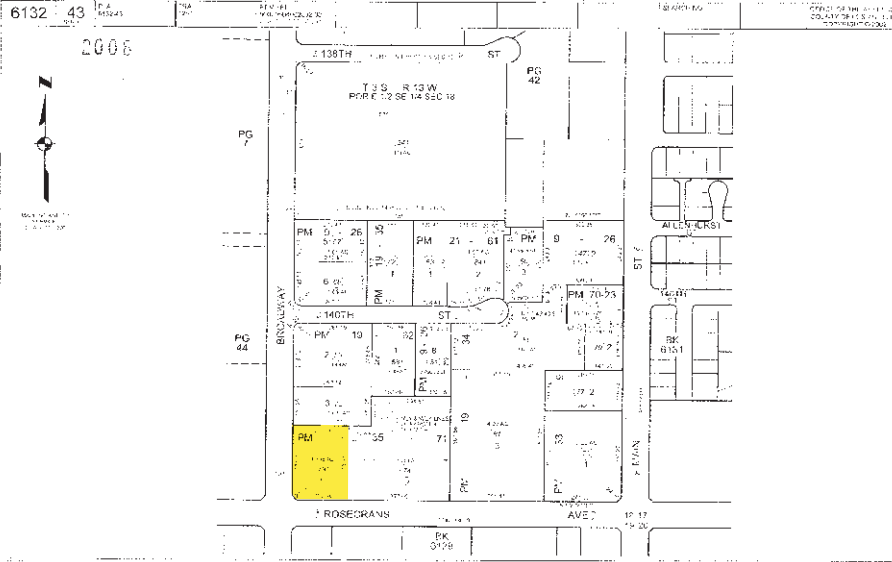
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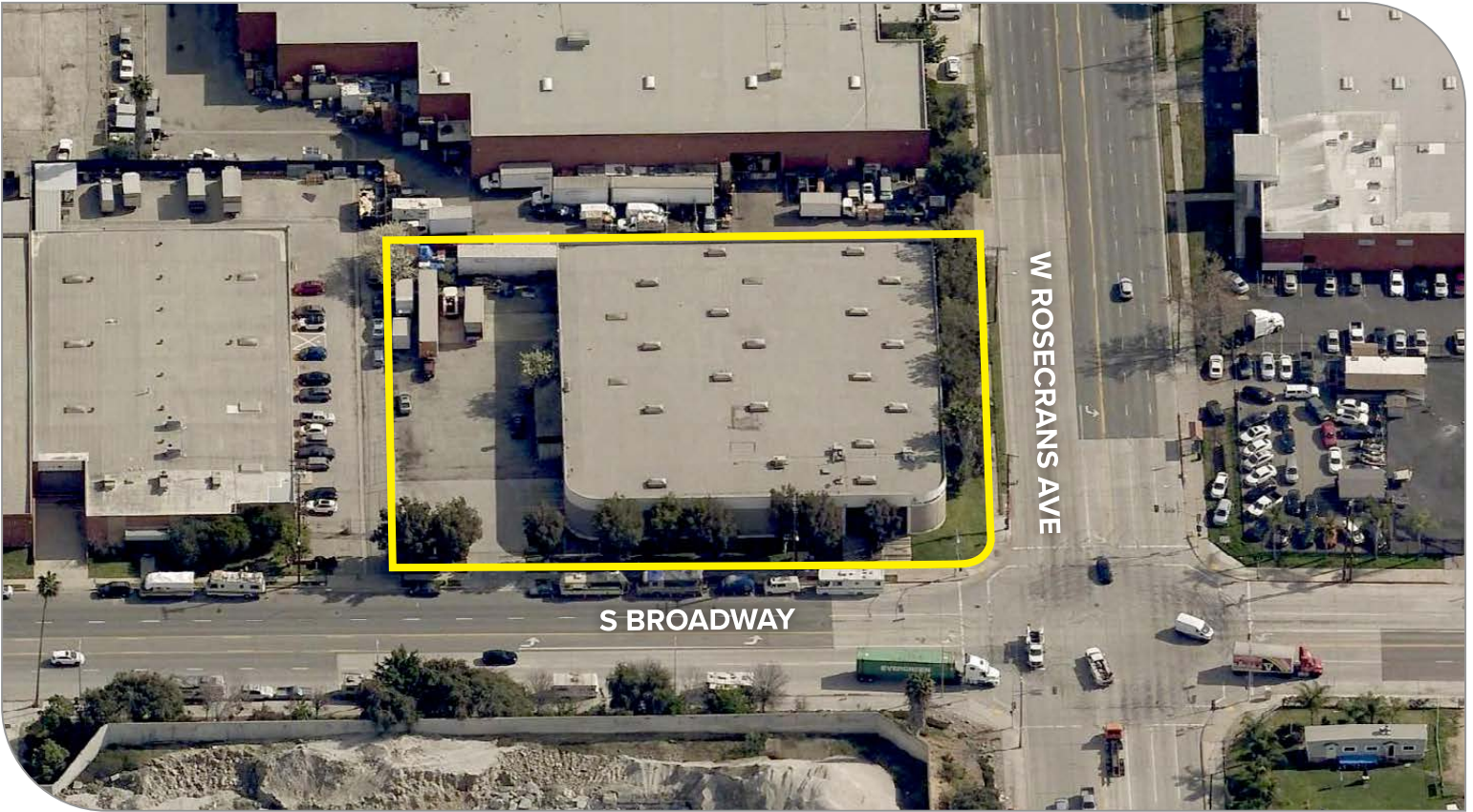
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PARCEL MAP



PROPERTY SUMMARY

TOTAL BUILDING SF	±33,270 SF
TOTAL LAND SF	±60,277 SF
YEAR BUILT	1973
APN	6132-043-073
ZONING	LCM11/2-B1
PROPERTY TYPE	Industrial Warehouse / Office
POWER (VERIFY)	1600 Amps
CLEAR HEIGHT	23'-25' Clear Height
CONSTRUCTION	Concrete Tilt Up



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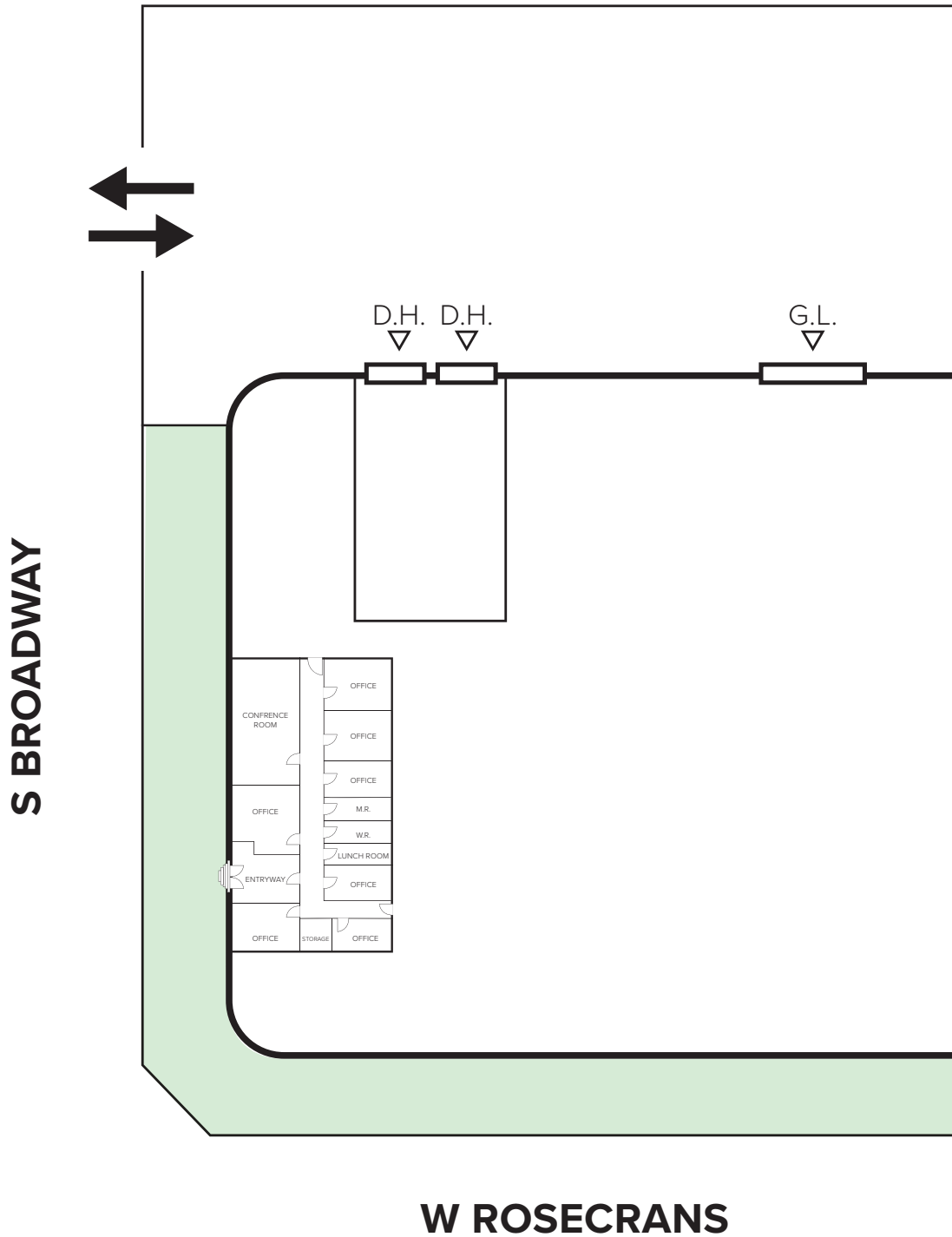
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