

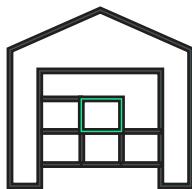
PRIME CULVER CITY LOCATION FOR LEASE



**11837-11845 TEALE STREET
+/- 9,400 SQUARE FEET**

LA COMMERCIAL, INC.
627 AVIATION WAY
MANHATTAN BEACH, CA 90266

ALBERT PACLEB
DRE# 01882342
AP@LACRES.COM | (562)256-4684



9,400 SF COMBINED
11837 TEALE 5,480 SF
11845 TEALE 3,920 SF

AMPLE PARKING
Front & Rear

\$2.65/SF NET

PROPERTY HIGHLIGHTS

- Prime Silicon Beach Location
- Close to LAX
- Immediate Access to 405 & 90 Freeways
- 2 Free Standing Buildings
- Clear Span Warehouse - No Columns
- 100% Air Conditioned
- Ample Front and Rear Parking
- Drive Thru Buildings
- 16' Clear Height
- Fenced & Paved Yard
- Plenty of Natural Light Throughout
- Near Plenty of Amenities
- M2 Zoning - Ideal for Many Uses
- 6 Oversized Ground Level Doors



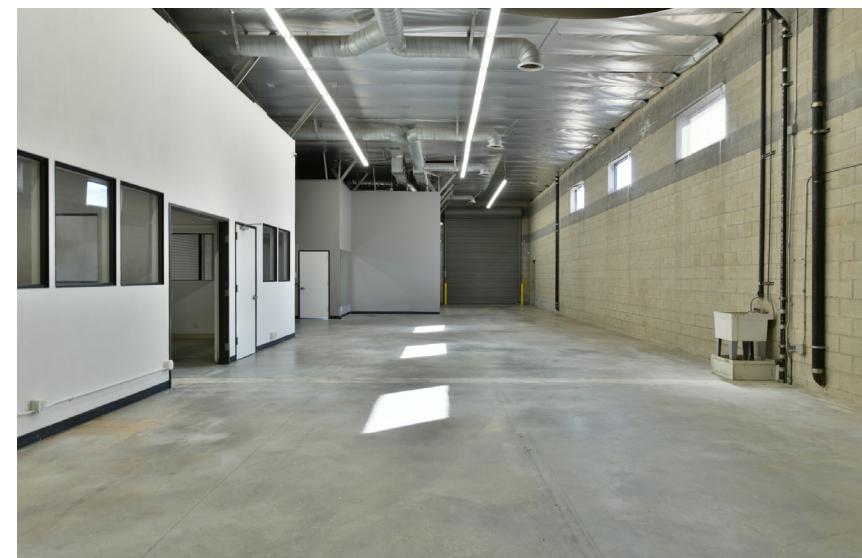
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INTERIOR PHOTOS - 11837 TEALE ST



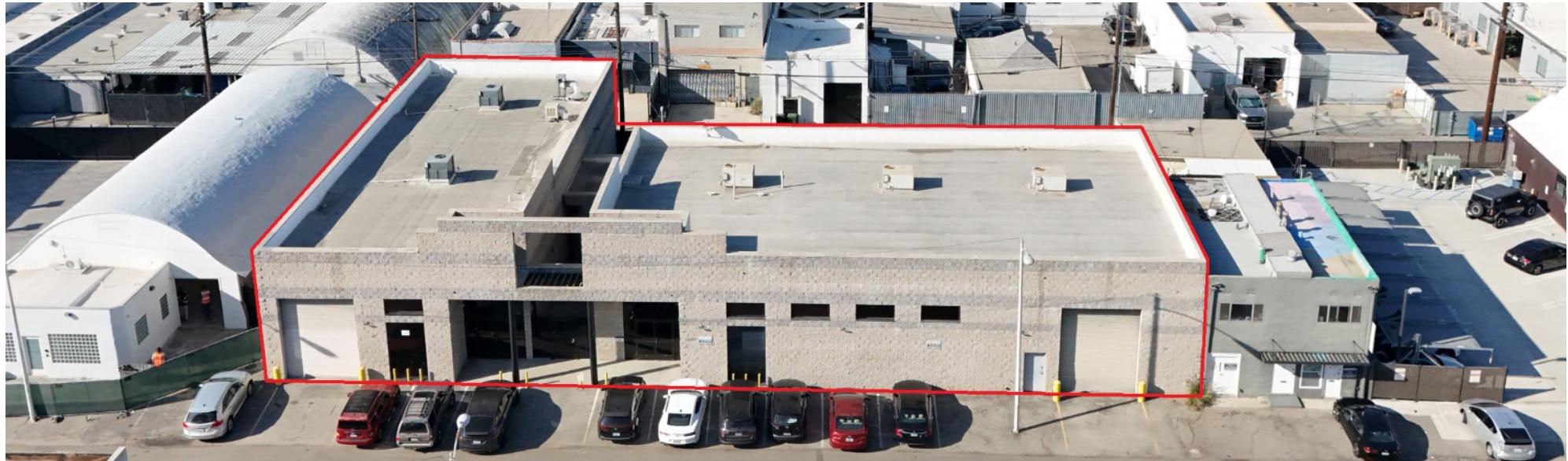
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INTERIOR PHOTOS - 11845 TEALE ST



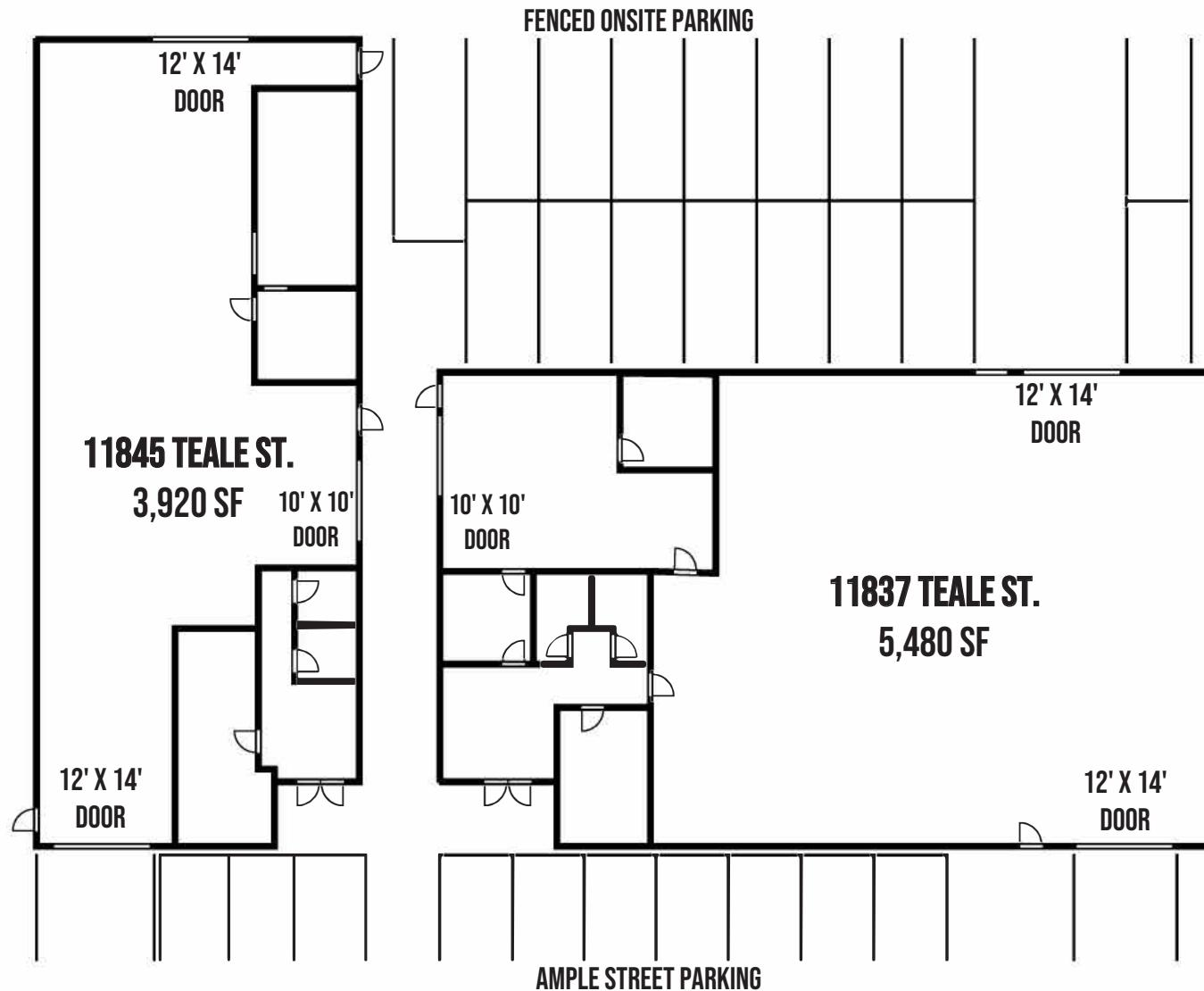
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EXTERIOR PHOTOS



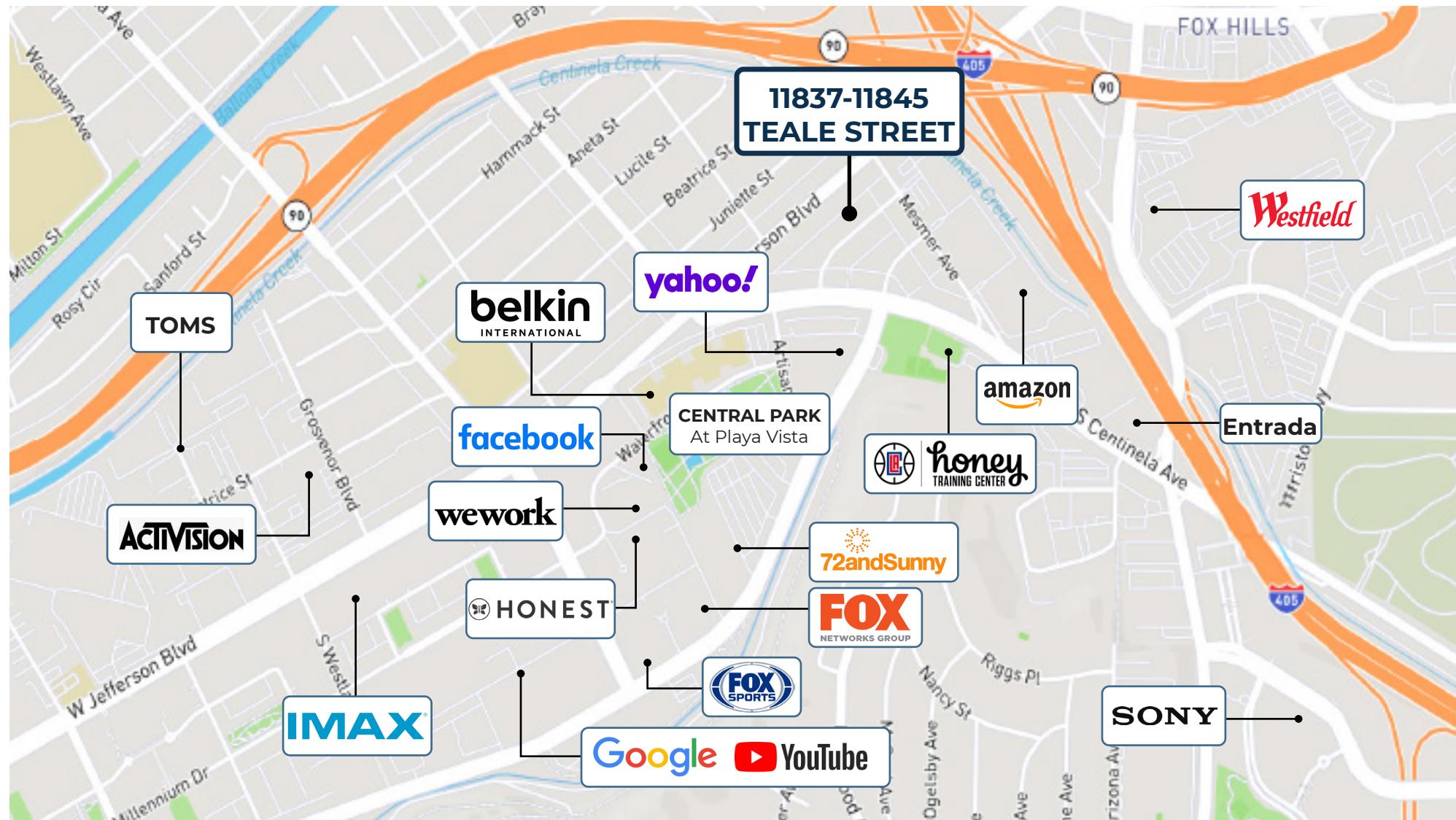
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FLOOR PLAN



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AERIAL MAP



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