

FOR LEASE

±5,332 SF INDUSTRIAL BUILDING
ON ±7,284 SF OF LAND



1311-1317 N MAIN ST | LOS ANGELES | CA 90012

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Rare Small Free Standing Building



High Clear and Clear Span in LA



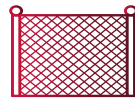
Part of Cornfield Arroyo Seco Specific Plan (CASP)



Flexible Urban Innovative Zone



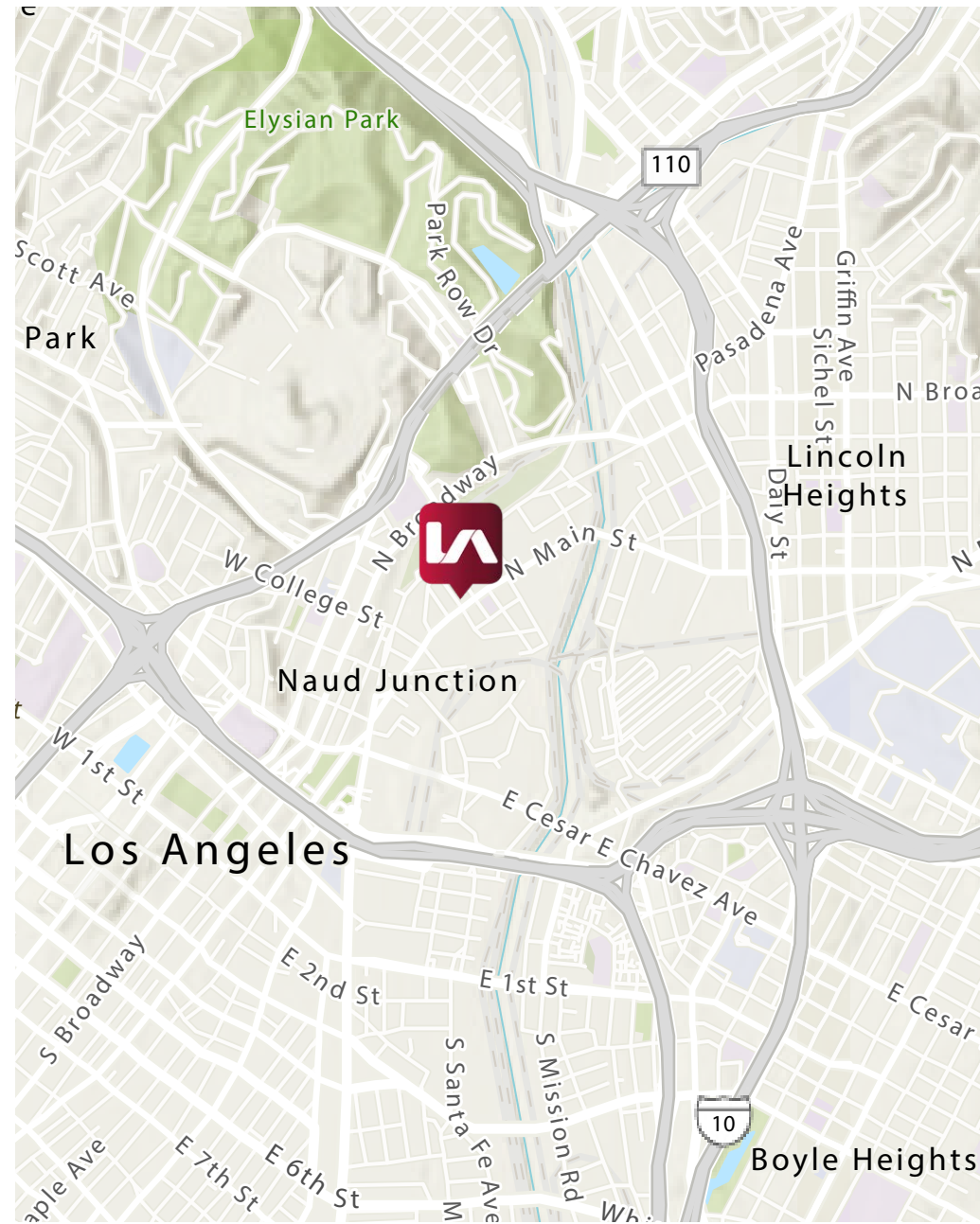
Heavy Power



Gated & Paved Lot

Property Information

Available SF	±5,332 SF	For Sale	No
Minimum SF	±5,332 SF	Parking Spaces	6
Clear Height	20'	Rail Service	No
Sprinklered	No	GL Doors	2
Prop Lot Size	±7,284 SF	DH Doors	0
Term		Construction Type	Concrete
Yard	Fenced / Paved	Year Built	1991
Lease Type	Gross	Specific Use	Warehouse/ Office
Office	TBD	Warehouse AC	N/A
Restrooms	2	Zoning	LAUIN (CA)
Possession Date	30 Days	Market/Submarket	LA Central
Vacant	No	APN	5409-006-054 5409-006-053
		Power	A: 400 V: 240 O: 3 W: 4



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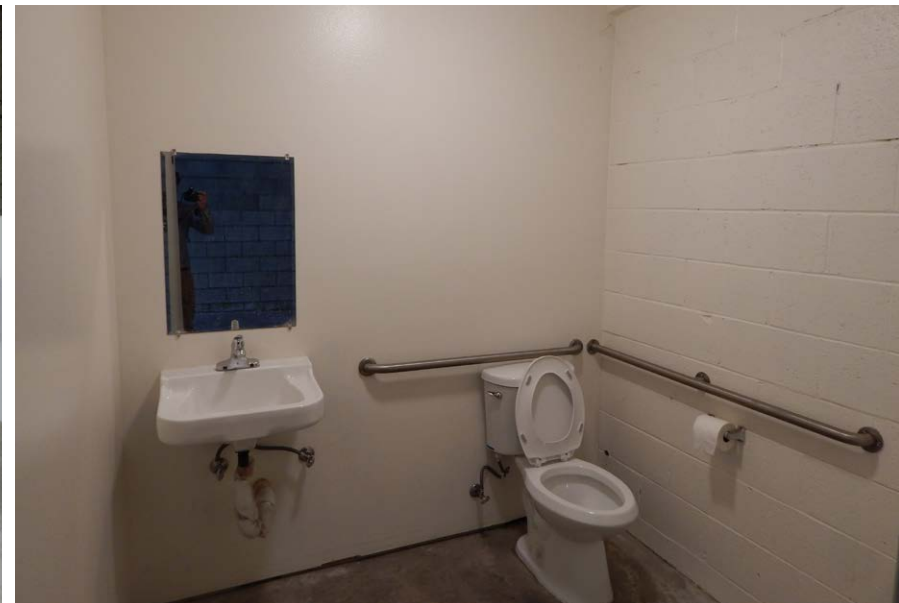
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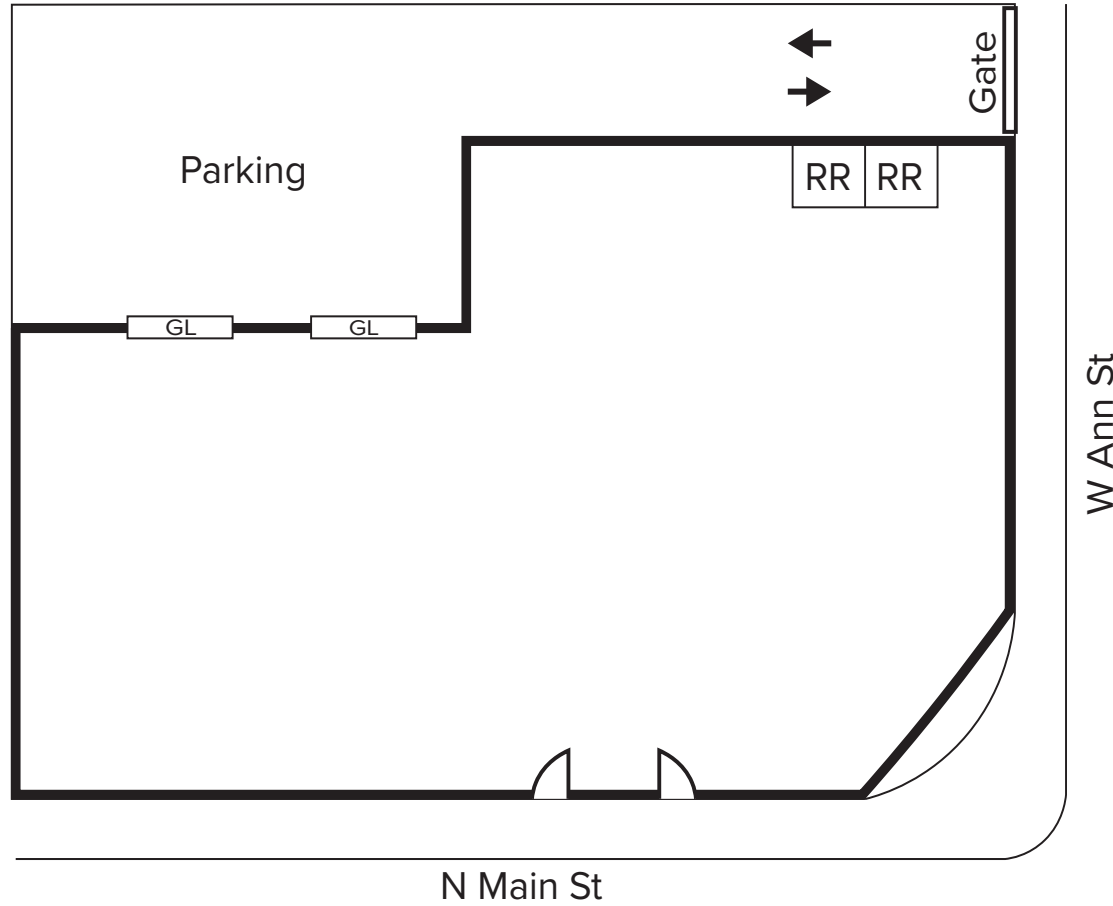
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SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.