

FOR LEASE

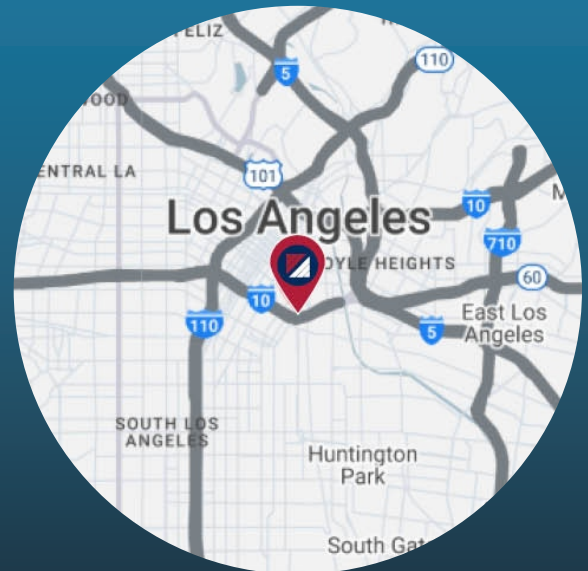
1415 Newton Street
Los Angeles | CA



±7,600 SF FREESTANDING MODERN INDUSTRIAL BUILDING

PROPERTY HIGHLIGHTS:

- Building Size: ±7,600 SF
- Lot Size: ±10,352 SF (0.24 Acres)
- Lease Rate: \$1.35/SF/Month (\$10,260/Month)
- Lease Type: Gross
- Term: 3-5 Years
- Office Space: ±940 SF plus ±1,200 SF finished mezzanine
- Warehouse Height: 16' Clear
- Construction: Masonry, Built in 1962
- HVAC: Office only
- Restrooms: 4
- Power: 200A/ 270V/ 3 Phase/ 4 Wire
- Zoning: M2 – Light Industrial
- Parking: 18 Spaces (Private Gated Lot ±4,000 SF)
- Loading: 1 GL Door
- Availability: 60 Days
- APN: 5130-010-037



FOR MORE INFORMATION PLEASE CONTACT:

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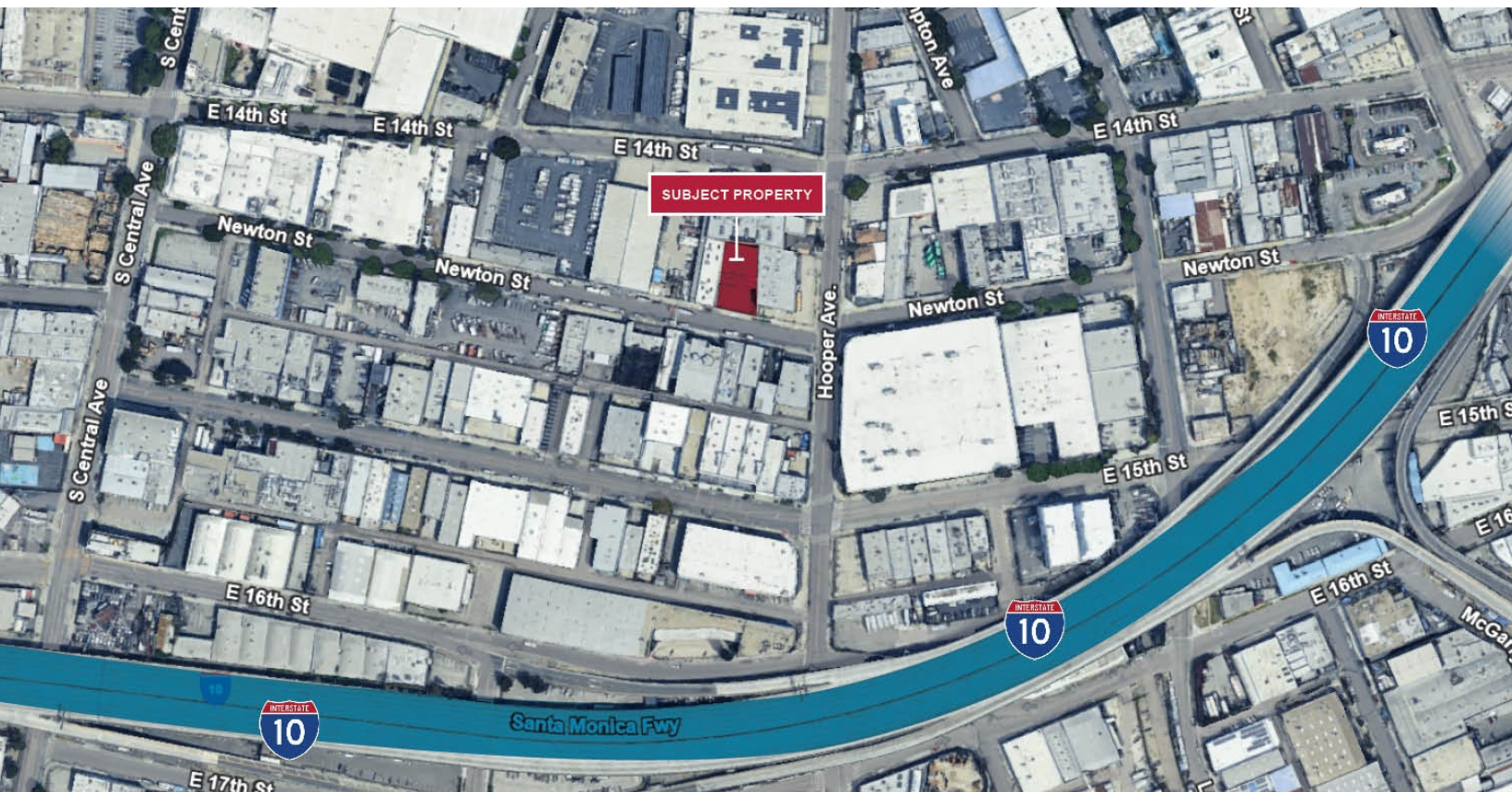
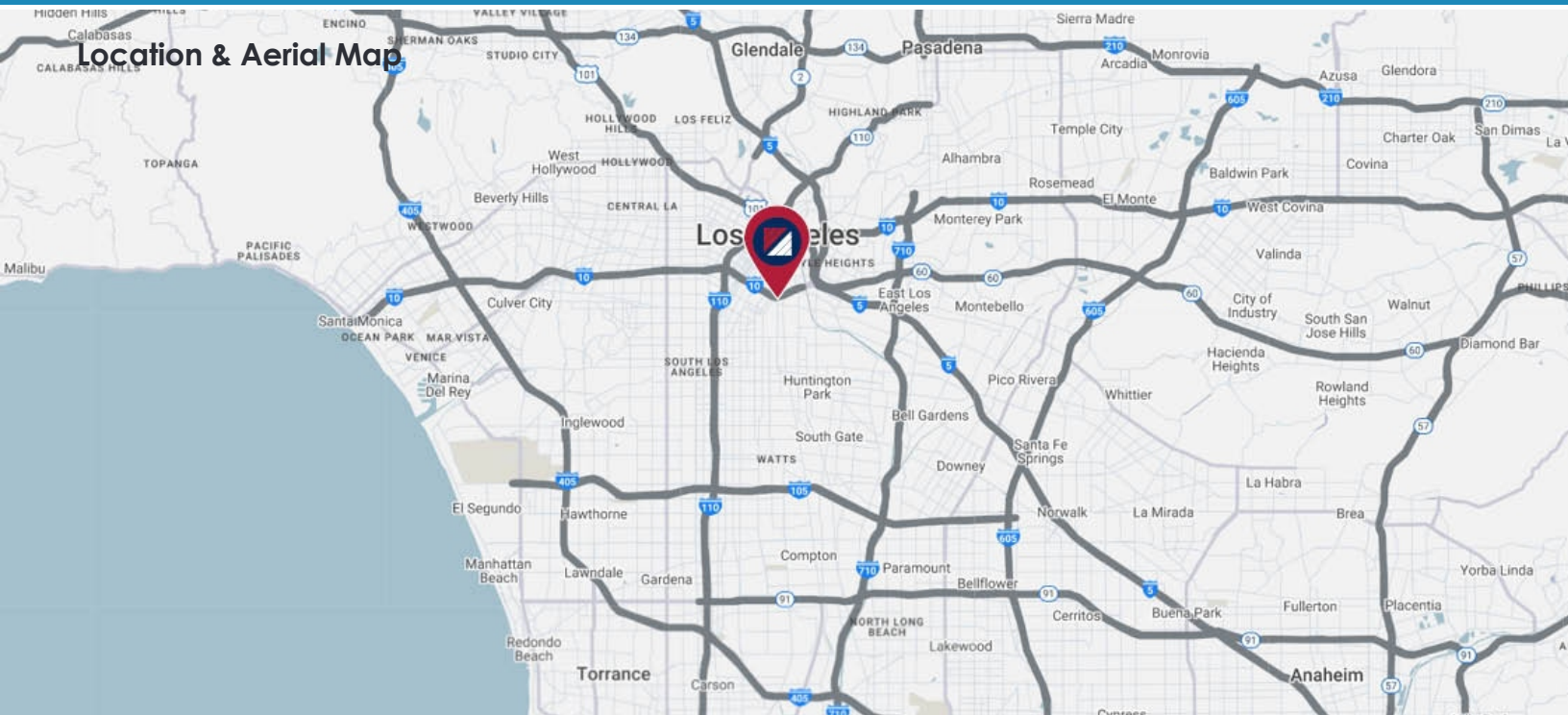
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