

FOR LEASE

954 E PICO BLVD

PRICE REDUCED!
Newly Renovated
Currently Vacant

±4,800 SF OF BUILDING on ±5,587 SF OF LAND
LOS ANGELES, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

PROPERTY HIGHLIGHTS

- SUPER CLEAN BRICK BUILDING - NOW VACANT
- MAJOR RENOVATION IS COMPLETE
- HEART OF DOWNTOWN LA WHOLESALE AREA
- BRAND NEW ROLL UP DOOR AND LED LIGHTING IN WAREHOUSE
- CLEAR SPAN! NO POSTS
- RENOVATED OFFICES / SKYLIGHTS
- SECURED FENCED PARKING IN REAR

PRICING SUMMARY

ASKING LEASE RATE | \$4,560 / MO (\$0.95 PSF GRS)



Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to waiver of Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

Jim Halferty

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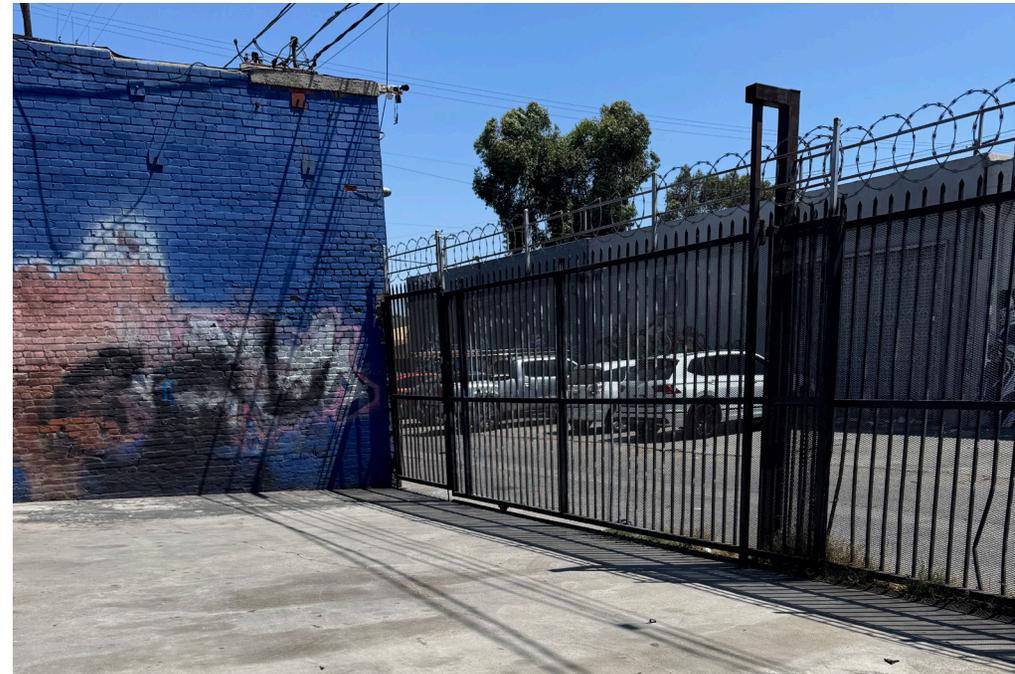
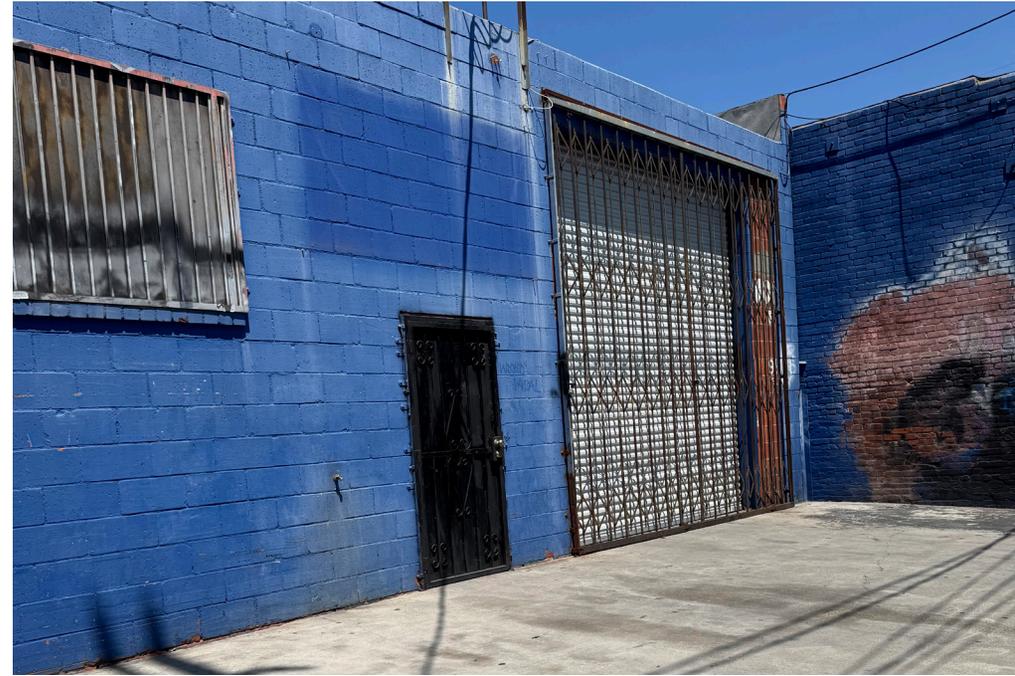
FOR LEASE | ±4,800 SF BUILDING

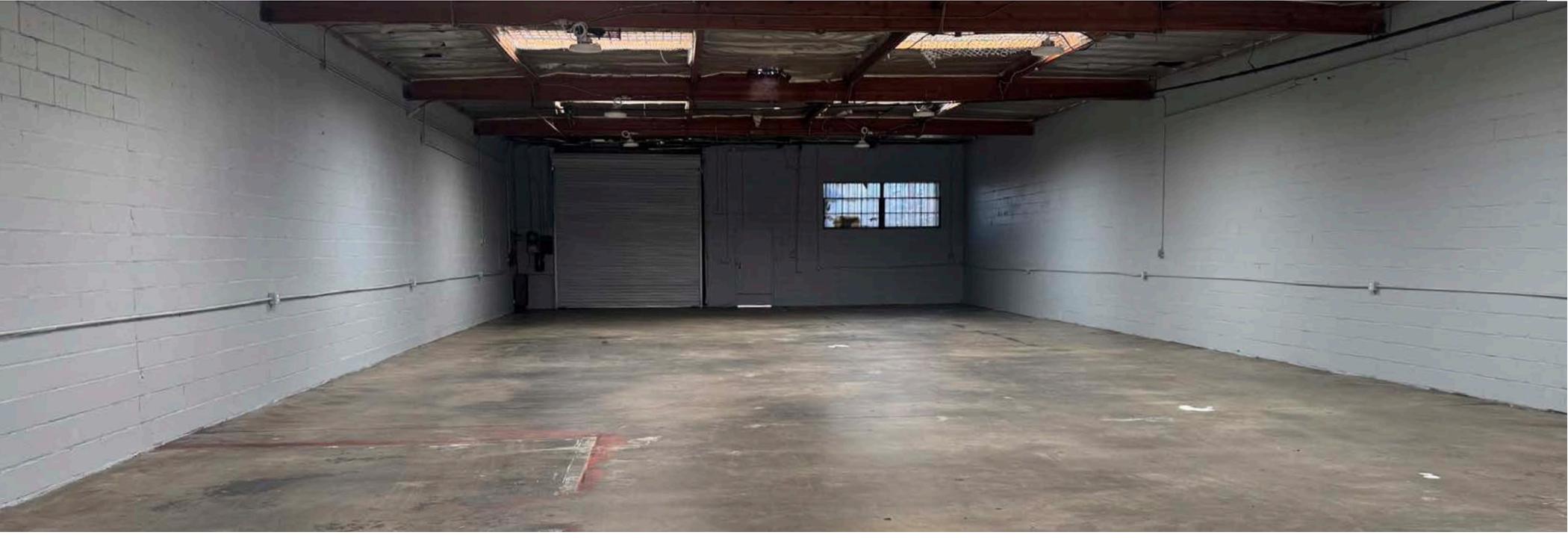
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PROPERTY INFORMATION

BUILDING SIZE	±4,800 SF
LAND SIZE	±5,587 SF
OFFICE SIZE	±960 SF
LOADING	1 Ground Level Door
CLEARANCE	12'
ZONING	M2
PARKING	Fenced and Secured
YEAR BUILT	1966
APN	5132-018-023

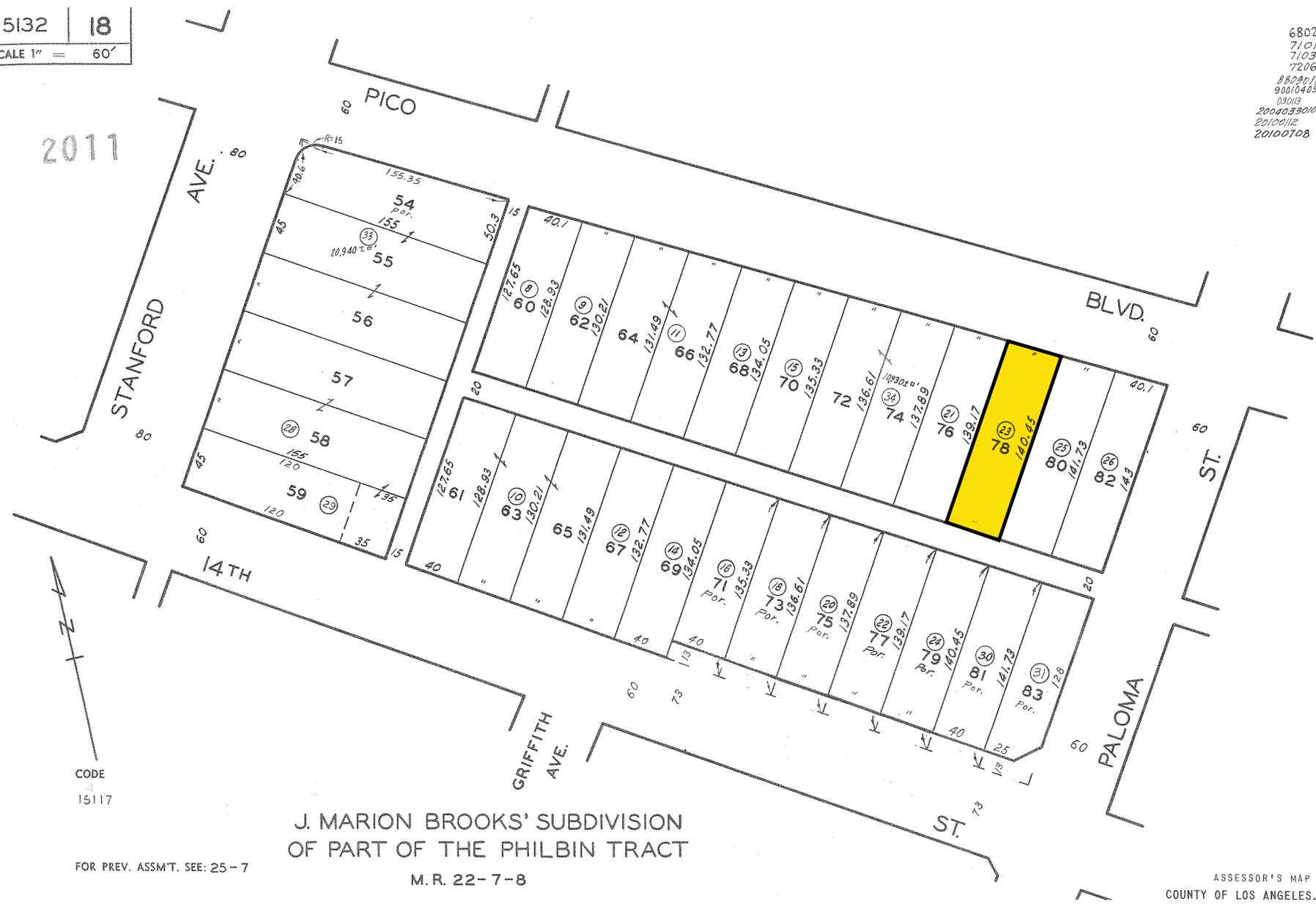






5132 | 18
SCALE 1" = 60'

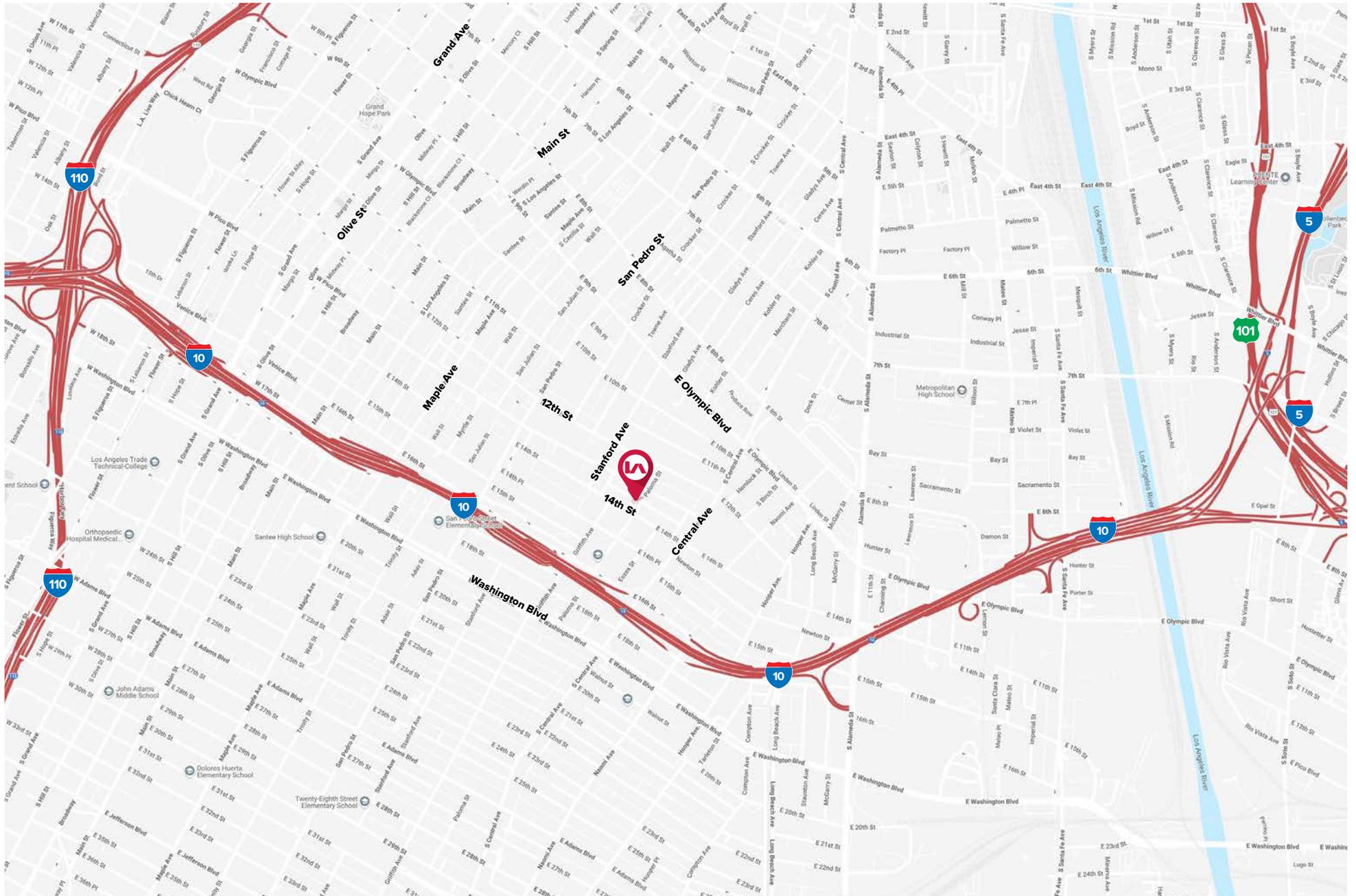
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J. MARION BROOKS' SUBDIVISION
OF PART OF THE PHILBIN TRACT
M. R. 22-7-8

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

PARCEL MAP



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FOR MORE INFORMATION PLEASE CONTACT:

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