



12177 BRANFORD STREET

UNIT A

LOS ANGELES, CA 91352

INDUSTRIAL PROPERTY FOR LEASE



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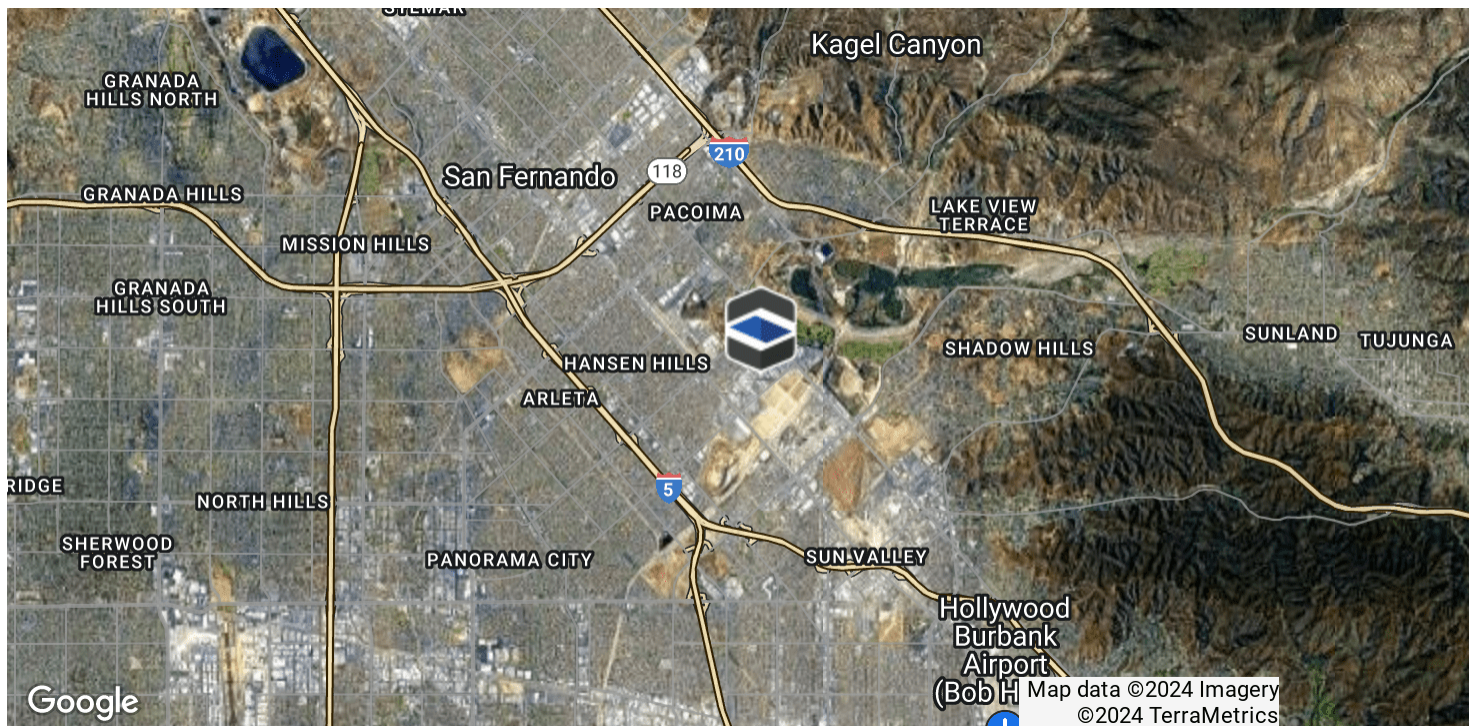
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OFFERING SUMMARY

Lease Rate: \$1.25 SF/month (MG)
\$12,500 per month
CAM: \$300/MO

Building Size: 10,000 SF

Bonus Fenced Yard: 5,000 SF

Loading Doors: Two (2)

Zoning: LAM2

APN: 2537-015-051

PROPERTY OVERVIEW

Available warehouse with fenced yard/storage area in Sun Valley. Perfect for warehousing and distribution uses. Nearby access to 5/210/118 Freeways. Two (2) loading doors (10x10), tenant to verify power.
DO NOT DISTURB TENANT

For more information or to schedule a showing, please contact the brokers below.

PROPERTY HIGHLIGHTS

- Parking: Ten (10) spaces
- Part of larger multi-tenant industrial complex

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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