

AUTO REPAIR & SERVICE CENTER BODY SHOP

2001 S. La Cienega Blvd. Los Angeles, CA 90034



10,300 sq/ft clear-span industrial building on 18,300 sq/ft signalized corner lot, highly visible and adaptable to various automotive related uses. The property has a rare permanent permit for auto repair and body shop and is equipped with heated downdraft spray booth and downdraft prep station

Building Size:	10,300 SF	Lease Rate:	\$2.90 SF/Mo
Lot Size:	18,300 SF	Lease Type:	NNN
Property Type:	Industrial	NNN Expense:	\$0.19 SF/Mo
Current Use:	Auto Repair / Body Shop	Lease Term:	Negotiable

CONTACT

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PROPERTY DESCRIPTION

2001 S. La Cienega Blvd is a highly visible and easily accessible single-tenant industrial building, located north of Interstate 10 on a signalized intersection on La Cienega Blvd, a major arterial street and a thoroughfare with vehicular traffic of approximately 100,000 cars per day connecting LAX and Interstate 10 to Beverly Hills, West Hollywood, and Hollywood area.

With approximately 10,300 sq/ft of clear-span building on an approximately 18,300 sq/ft corner lot and permanent permit for auto repair and body shop, the property presents an exceptional opportunity for any automotive dealership or collision center who are already in or want to penetrate the highly desirable upscale market in Beverly Hills, Hollywood, West Hollywood, West Los Angeles and the surrounding area for service department, delivery center, satellite facility, body shop, or any other automotive related activities.

This property has been used as an auto repair and collision center continuously since 1997 and is equipped with heated downdraft spray booth, downdraft prep station, air compressor and air lines, waste water clarifier, fire sprinkler system, centralized fire alarm, security alarm system, central HVAC system for the lobby, reception area, offices and a dedicated ADA compliant bathroom for customers. Separate entrance on Guthrie Ave for parts and production activities ensure no customer or other service interruption in the main entrance and office area.

Lighted pole sign on La Cienega Blvd in addition to other lighted signs on three sides of the building provide plenty of signage opportunity. Approximately 8,000 sq/ft of gated paved parking area provide additional space for parking and storage of vehicles.



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