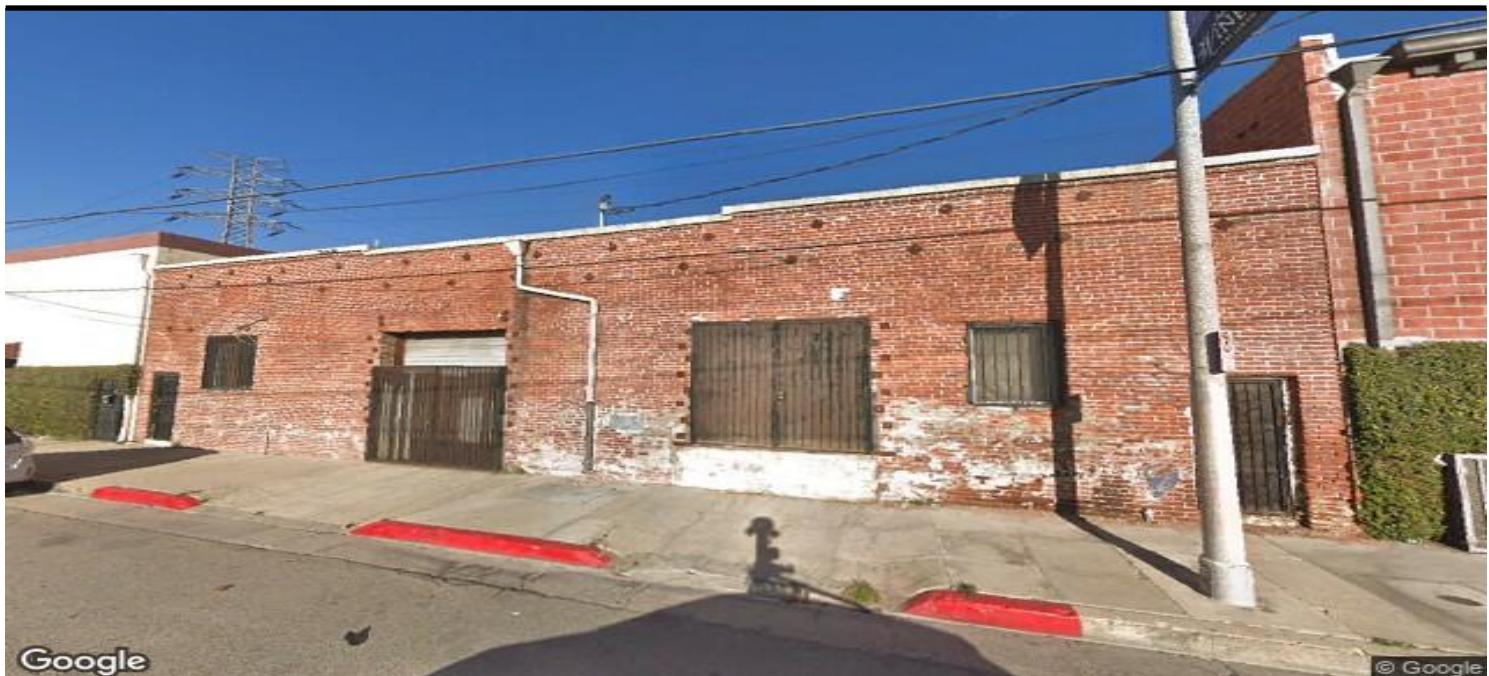


Available SF 4,020 SF

Industrial Leased

Building Size 4,020 SF



**Address:** 643 Gibbons St, Lincoln Heights, CA 90031

**Cross Streets:** Gibbons St/N Main St

Creative Warehouse  
LA River District  
Near Brewery Arts Complex  
Red Brick Design - Heavy Power  
5, 10, 101 and 110 Fwy Access

|                |                    |                             |                  |                       |                      |
|----------------|--------------------|-----------------------------|------------------|-----------------------|----------------------|
| Lease Rate/Mo: | \$7,638            | Sprinklered:                | No               | Office SF / #:        | 800 SF               |
| Lease Rate/SF: | \$1.90             | Clear Height:               | 13'              | Restrooms:            |                      |
| Lease Type:    | Gross              | GL Doors/Dim:               | 0                | Office HVAC:          | Heat & AC            |
| Available SF:  | 4,020 SF           | DH Doors/Dim:               | 1                | Finished Ofc Mezz:    | 0 SF                 |
| Minimum SF:    | 4,020 SF           | A: 400 V: 240/240 O: 3 W: 4 |                  | Include In Available: | No                   |
| Prop Lot Size: | 0.09 Ac / 3,920 SF | Construction Type:          | Masonry          | Unfinished Mezz:      | 0 SF                 |
| Term:          |                    | Const Status/Year Blt:      | Existing / 1923  | Include In Available: | No                   |
| Sale Price:    | NFS                | Whse HVAC:                  | No               | Possession:           | Immediate            |
| Sale Price/SF: | NFS                | Parking Spaces:             | 0 / Ratio:       | Vacant:               | No                   |
| Taxes:         | \$8,695 / 2018     | Rail Service:               | No               | To Show:              | Call broker          |
| Yard:          | No                 | Specific Use:               | Warehouse/Office | Market/Submarket:     | Outlying Los Angeles |
| Zoning:        | M3                 |                             |                  | APN#:                 | 5410003006           |
| Listing #:     | 20904565           | Listing Date:               | 03/14/2019       |                       |                      |

