

The Altemus Company

1537 Pontius Avenue, Los Angeles, CA 90025 | 310-478-7727

Available SF 13,000 SF

Industrial For Lease

Building Size 26,000 SF



Address: 3650 Holdrege Ave, Los Angeles, CA 90016

Cross Streets: Holdrege Ave/Bowcroft St

Culver City/Westside Light Industrial/Flex Building
Perfect For a Variety of Light Industrial, Studio, or Flex Uses
Dock Hi Loading Door
Beautiful Arched Bow Truss Roof
Good On Site Parking with Additional Street Parking Available

Lease Rate/Mo: \$37,700
Lease Rate/SF: \$2.90
Lease Type: Industrial Gross
Available SF: 13,000 SF
Minimum SF: 13,000 SF
Prop Lot Size: POL
Term: 3-5 years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced/Paved
Zoning: M1

Sprinklered: No
Clear Height: 14'-25'
GL Doors/Dim: 0
DH Doors/Dim: 1 / 8'x10'
A: 400 V: 0: 3 W:
Construction Type:
Const Status/Year Blt: Existing / 1957
Whse HVAC: No
Parking Spaces: 20 / **Ratio:** 1.5:1/
Rail Service: No
Specific Use: Flex/R&D

Office SF / #: / 7
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: LA West
APN#: 4204008016

Listing #: 40322153

Listing Date: 05/08/2024

FLOOR PLAN
SCALE 1/8" = 1'-0"

