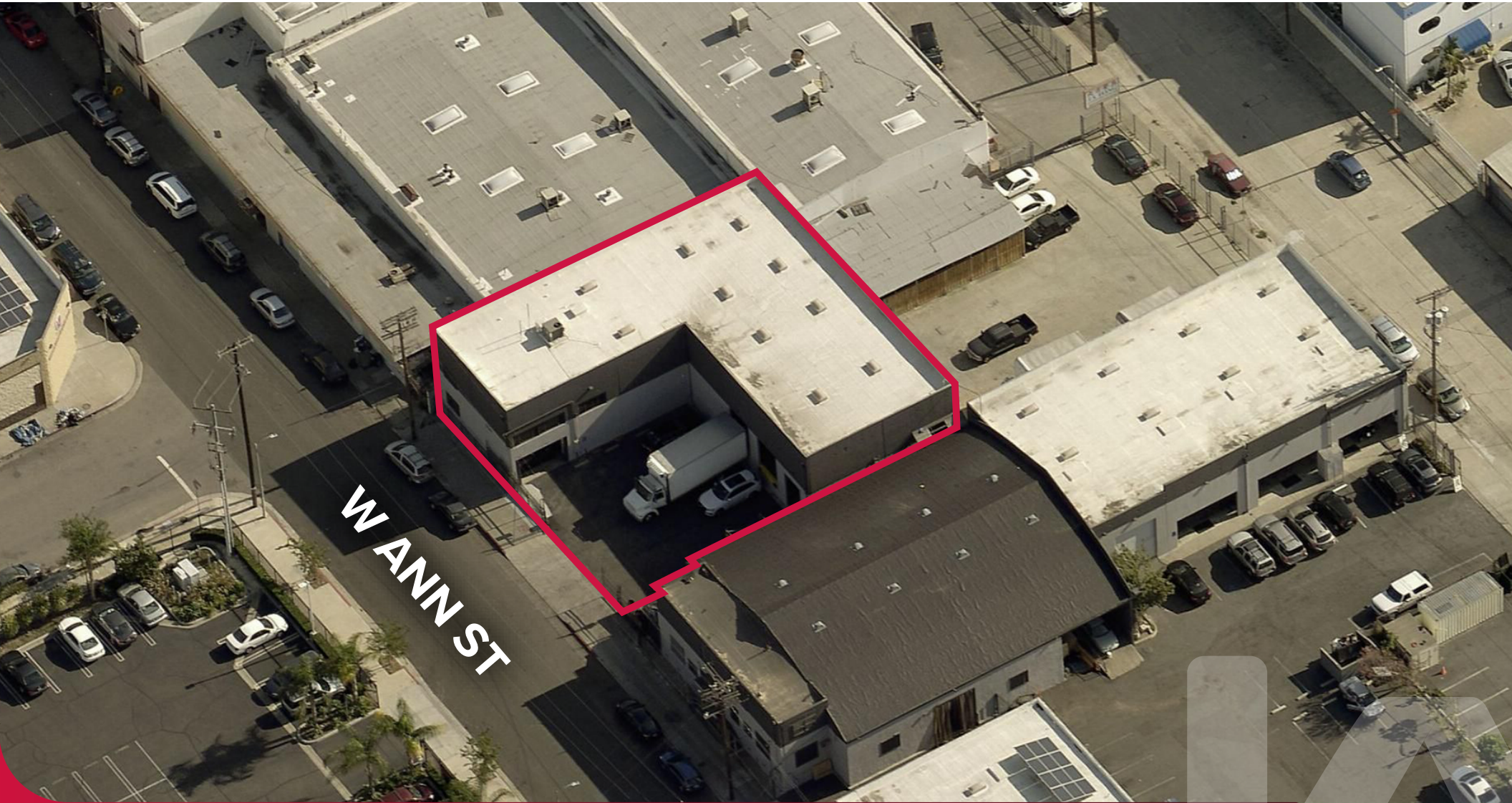


# FOR LEASE

±6,746 SF INDUSTRIAL BUILDING  
ON ±9,709 SF OF LAND



204 W ANN ST | LOS ANGELES | CA 90012

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# FOR LEASE



Rare Small  
Free Standing  
Building  
w/ DH Loading



Concrete Tilt-Up  
Construction



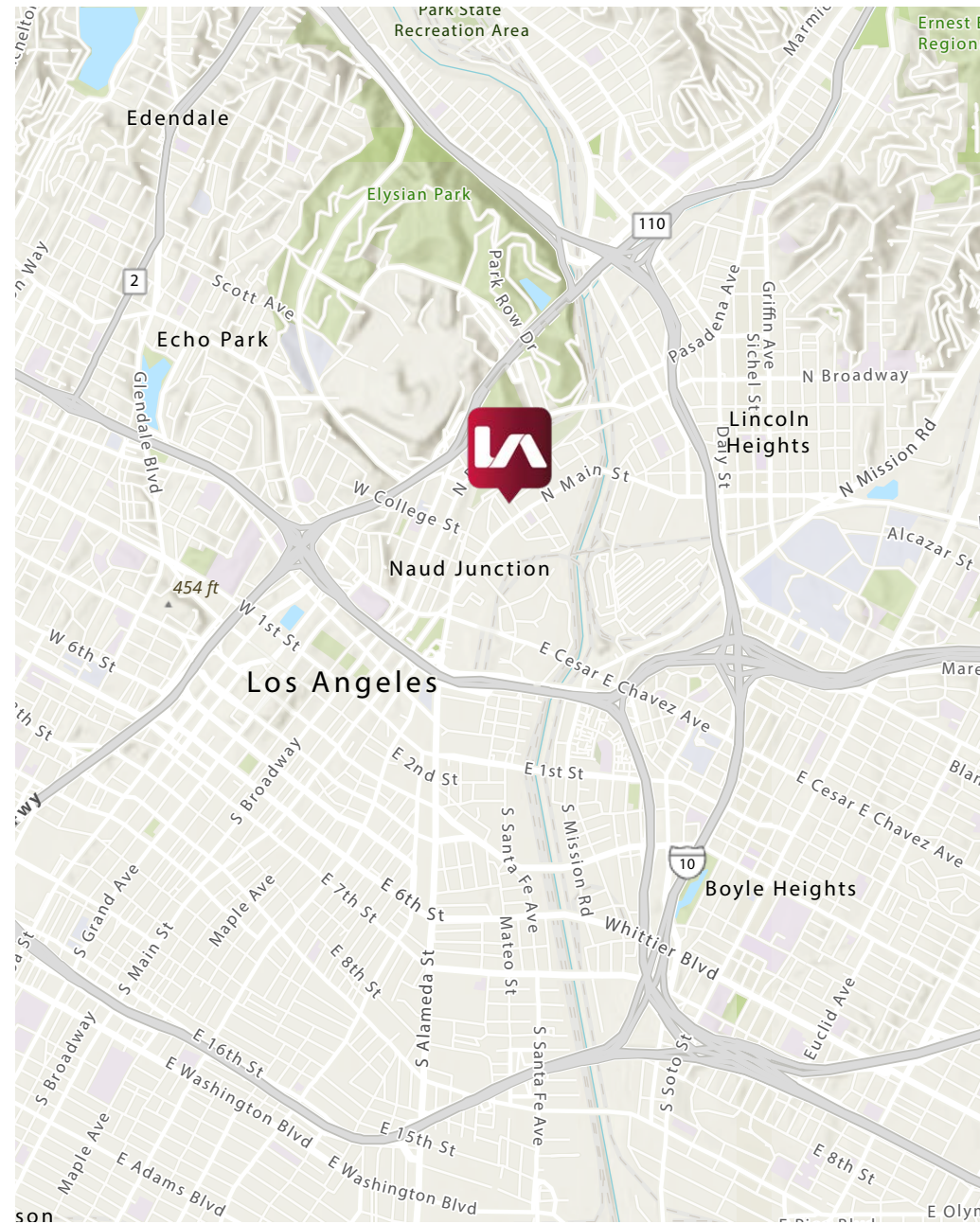
High Ceilings



Adjacent to  
LA Historic Park  
& Highland Park  
Brewing

## PROPERTY INFORMATION

Available SF	±6,746 SF	Possession	Immediate
Minimum SF	±6,746 SF	Vacant	Yes
Clear Height	18'	Parking Spaces	5
Sprinklered	No	GL Doors	1
Prop Lot Size	9,709 SF	DH Doors	2
Yard	Fenced/Paved	Construction Type	Tilt-wall
Lease Type	GRS	Zoning	LAUI (CA)
Office SF	±1,424 SF / 5	Market/Submarket	LA Central
Restrooms	3	APN	5409-006-049
Finished Office Mezzanine	±712 SF	Power	A: 200 V: 240 O: 3 W: -
Included in Available	Yes		



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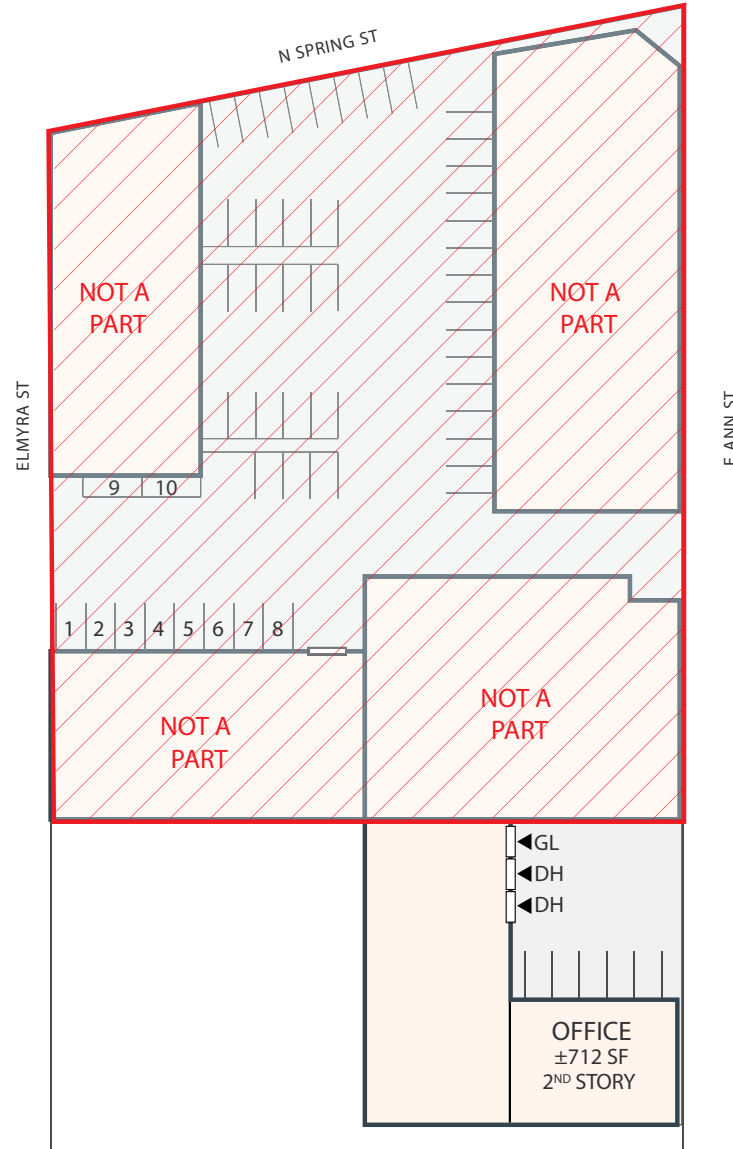
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## SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.