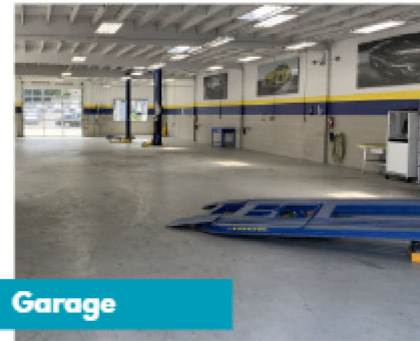


# Automotive Body Shop



Garage



Paint Booth

## FOR LEASE

**\$18,500/month**

**Triple Net Lease**

**5 Years with two 5-Year Options**

**Annual Rent Increase: Base Rent plus 3%**

**Property Tax: \$4,600/Year**

**\$55,000 Security Deposit and First & Last Month Rents Due at Signing**

## About The Property

Automotive body shop in prime location on Ventura Boulevard in Studio City. The shop is located on an approximately 12,000 sq.ft. lot, including a 5,000 sq.ft. building and a +/- 7,000 sq.ft. cement paved parking lot. Building is complete with two offices, two restrooms, and customer waiting area. Two electric signs and nearly 85' frontage on Ventura Blvd. for advertising.



New Office

## Property Features

The property is set up as full-service automotive body shop with a detail area in the rear. Lease includes:

- ✓ Permitted Paint Booth with Heater
- ✓ Permitted Water Clarifier
- ✓ Frame Machine with Tools
- ✓ Two Hoists
- ✓ Industrial Air Compressors
- ✓ Air Dryer

**For more details about 11481 Ventura Blvd., Studio City, CA 91604:**

**Call (310) 259-5854**

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