## FREE STANDING INDUSTRIAL/MANUFACTURING BUILDING FOR LEASE

5871 Crocker Street, Los Angeles, CA 90003



- High Electrical Capacity: 3-Phase Power - 600 AMPS / 240 VOLTS

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- Versatile LAMR1 Underlying Zoning | Wide Array of Permitted Industrial Uses

Potential Cannabis Cultivation Use
\*Lessee to confirm with City of Los
Angeles

- Secure Privately Gated Concrete Parking Lot | 4+ Parking Spots + Street Parking

- Open Warehouse Space | Dedicated Office Space | New Roof | One (1) GL Roll-Up Door

- Close Proximity | Southeast Gateway Metro Line Project, Inglewood, Vernon, Huntington Park

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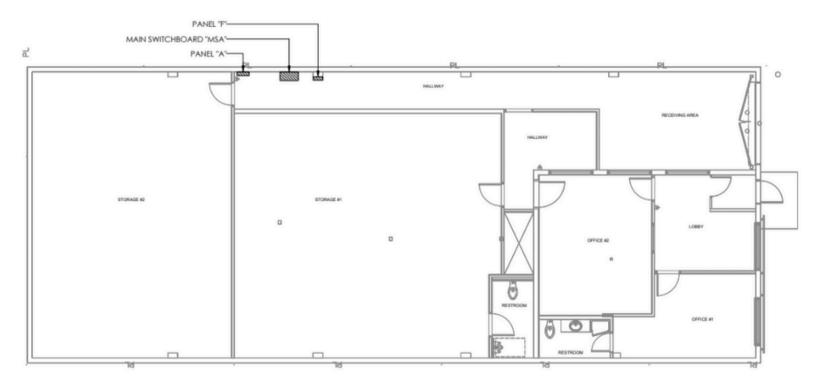
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## FLOOR PLAN



Note: The property includes a second story of unpermitted mezzanine space. Lessee to perform own due diligence and verify all information.



## 5871 CROCKER STREET -











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