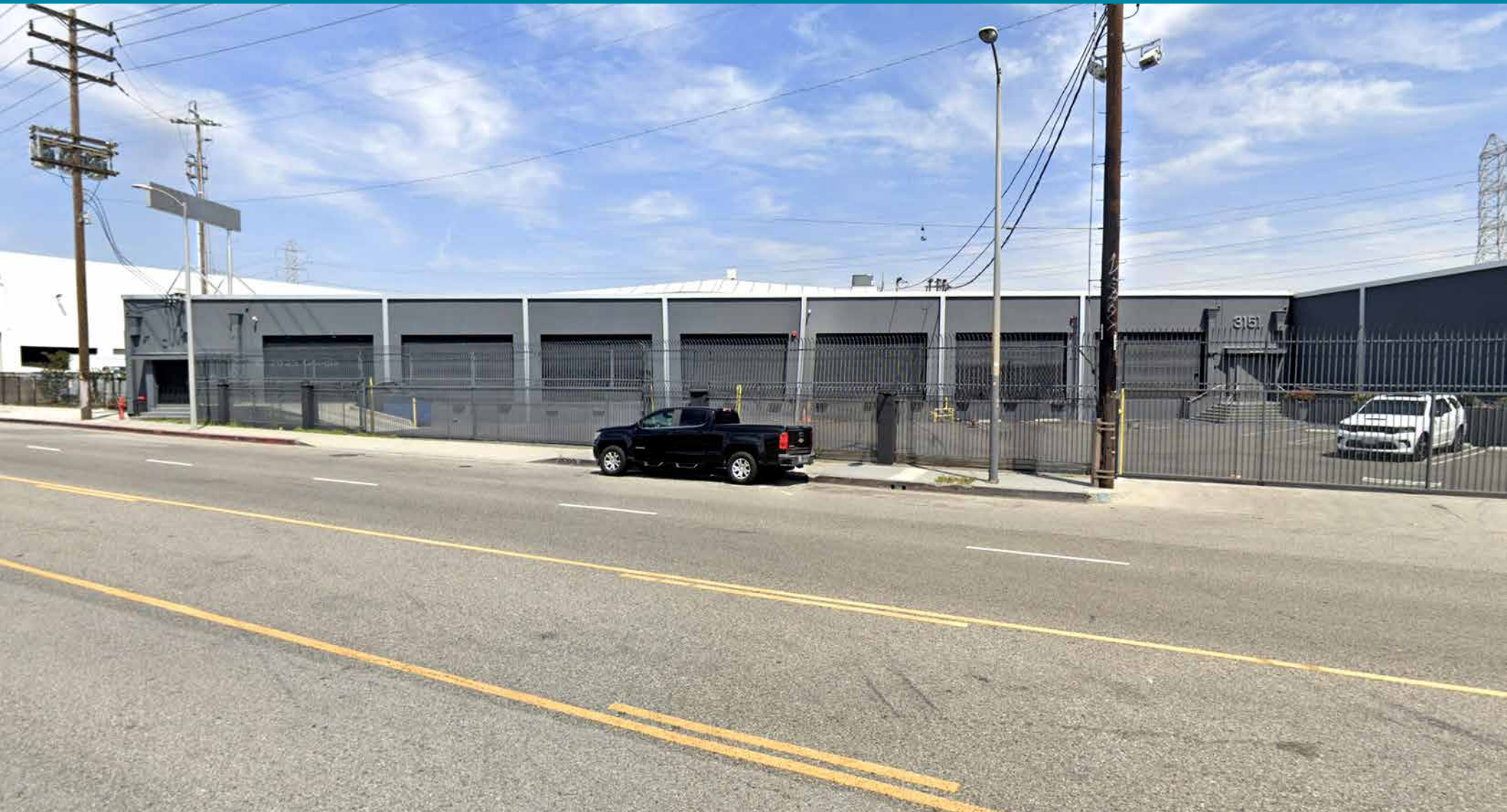


MANUFACTURING/WAREHOUSE FOR LEASE

10,000–50,000 SF AVAILABLE



3141-3151 E WASHINGTON BLVD, LOS ANGELES, CA 90023



**3141-3151 E WASHINGTON BLVD
LOS ANGELES, CA 90023**

Property Details

Total Building Area:	50,000± SF
Available Area:	10,000± – 50,000± SF
Office Area:	2,000± – 5,000± SF
Land Area:	62,128± SF
Year Built:	1956
Construction:	Reinforced Concrete
Clearance Height:	18'–20'
Loading:	Up to 2 Dock-High Positions (One With Ramp)
Power:	1200A/240V/1Ph
Zone:	LA M3-1CUGU
APN:	5169-020-004
Frontage:	209.83'

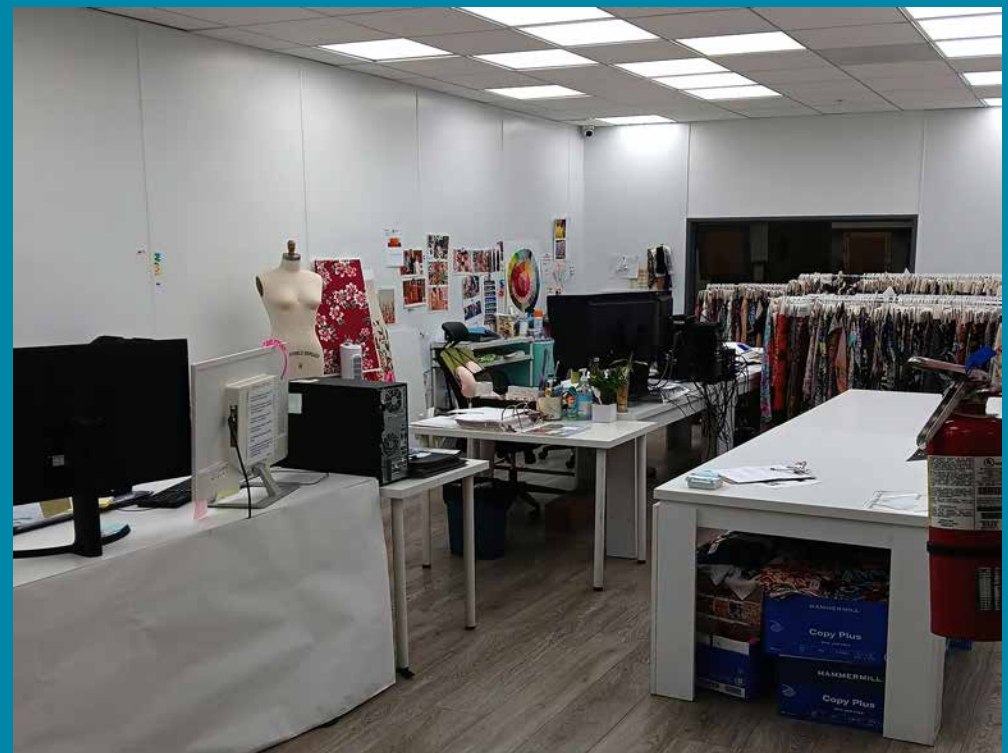
Property Highlights

- Manufacturing/warehouse facility for lease
- Divisible from 10,000 SF up to 50,000 SF
- 18' to 20' warehouse clearance height
- Heavy 1200 amps power service
- Shared onsite parking available (call broker)
- Dock-high loading
- Located midway between Soto Street and Downey Road
- Just over one mile southeast of the intersection of the I-5, I-10, 60 & 101 freeways
- Minutes from Downtown Los Angeles and adjacent to the City of Vernon

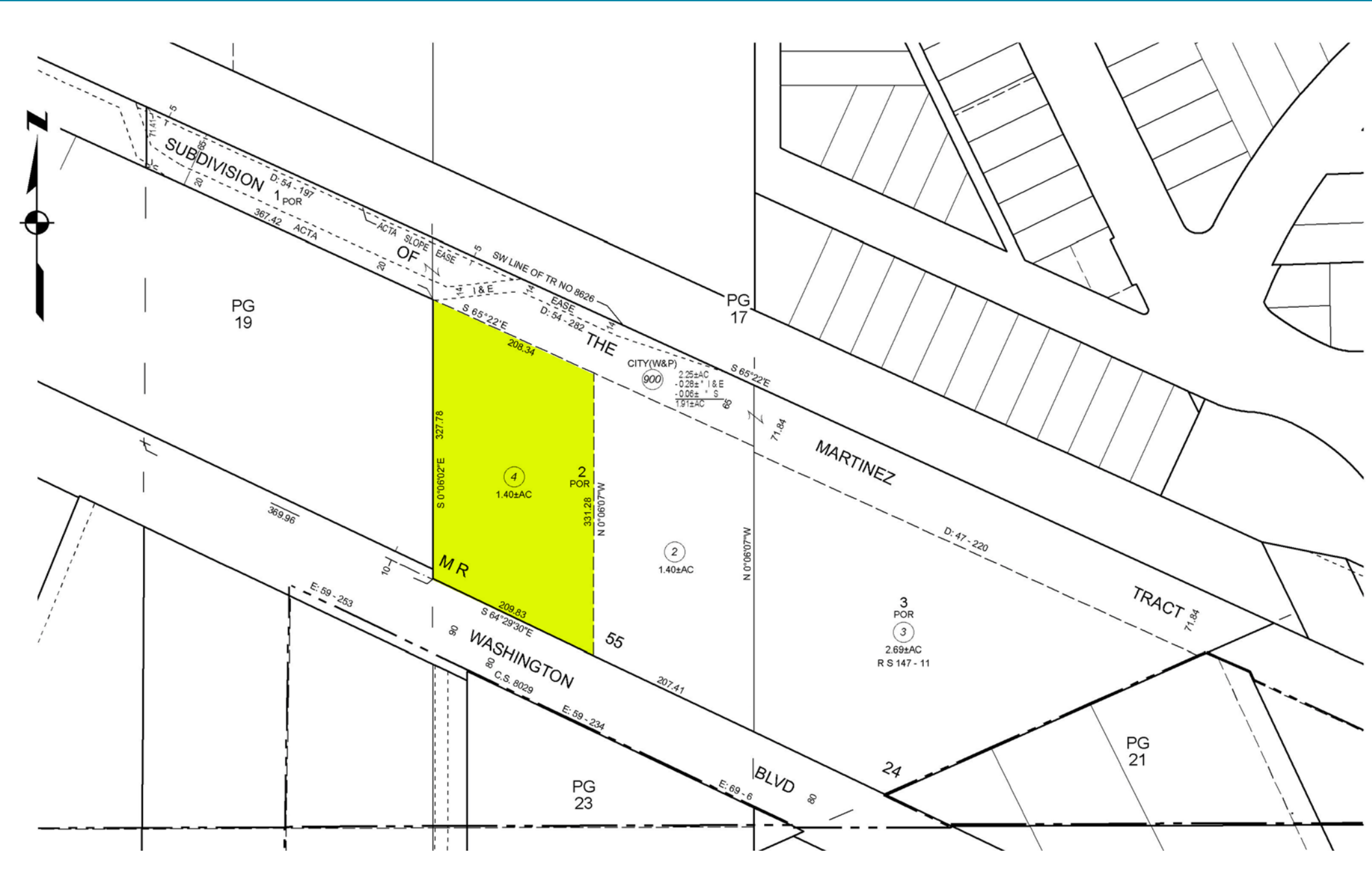
Lease Rental: \$1.25 Per SF (Industrial Gross)

Term: Submit | Available Now!

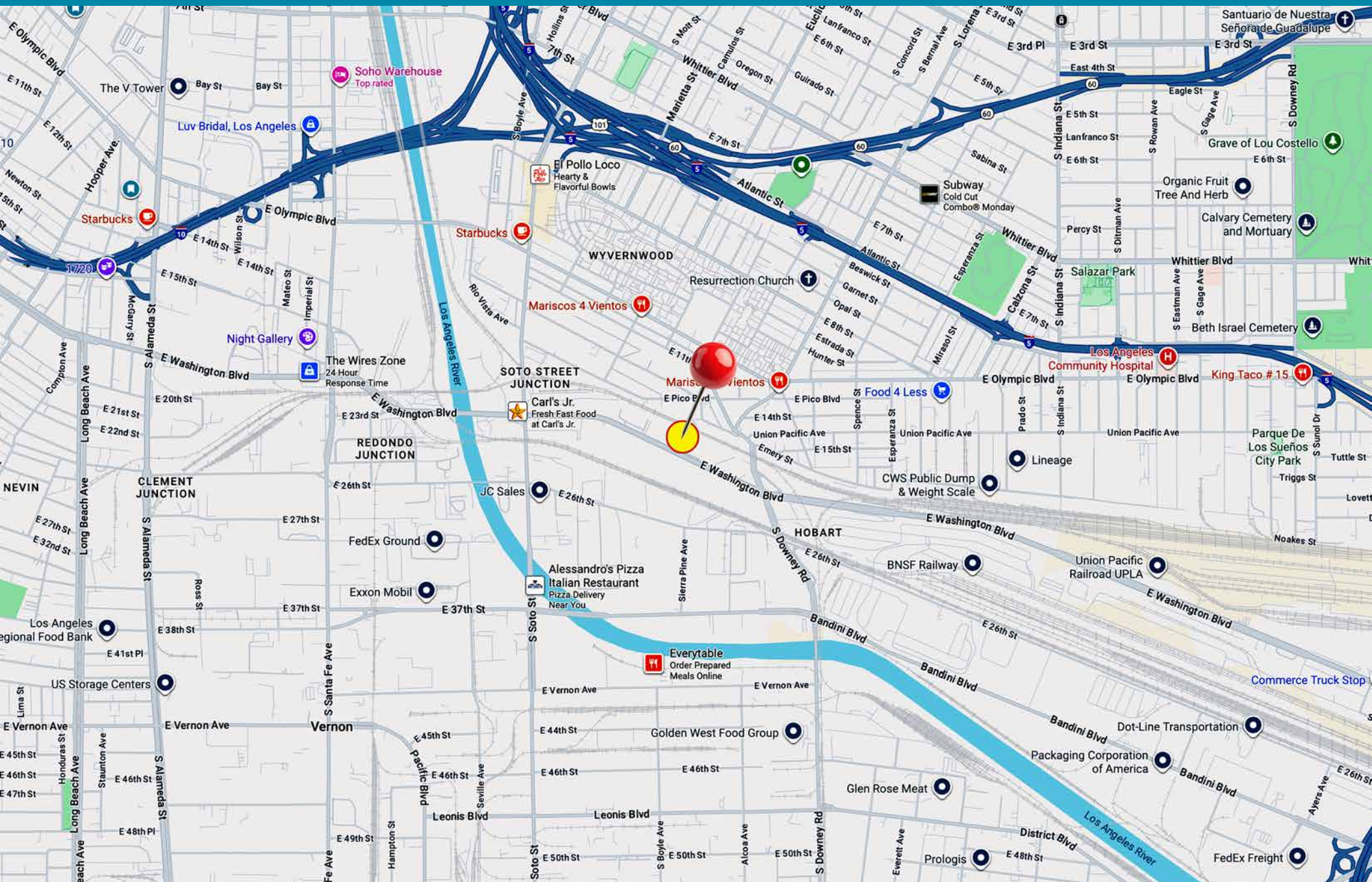




PLAT MAP



AREA MAP





FOR LEASE

Manufacturing/Warehouse 10,000–50,000 SF Available

For More Information, Please Contact:



Sion Khakshour

Senior Associate

213.210.7492

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DRE LIC. 00697373

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