

601 W 140TH STREET

LOS ANGELES • CA 90003

FOR LEASE
±95,383 SF (±2.19 AC)
OF INDUSTRIAL LAND

For More Information, Please Contact

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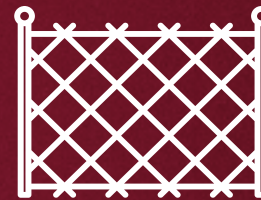
601 W 140th Street offers $\pm 95,383$ SF (± 2.19 acres) of paved, fenced, and lit industrial land with a functional $\pm 5,280$ SF tilt-up building. Located on 110 Freeway, this site features major freeway frontage, excellent visibility, and easy access to the Port and key arterial roads. The property supports a wide range of industrial uses and includes utilities such as water, sewer, gas, electricity, and fiber, making it an ideal option for storage, equipment yard, or contractor operations.



Major Freeway
Frontage



Functional Tilt-Up
Building with Huge Yard



Paved, Fenced
and Lit



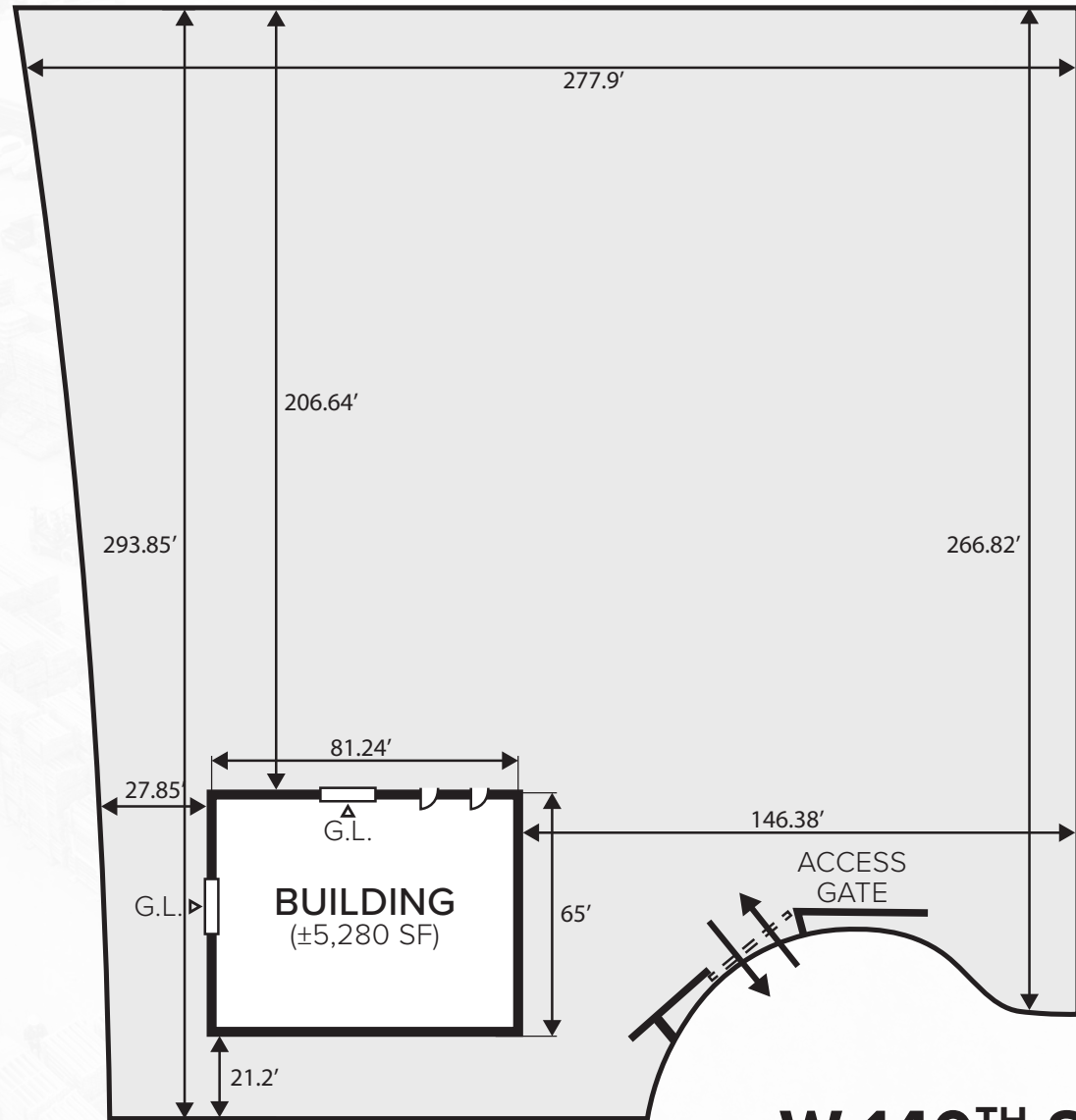
Heavy
Zoning



Close Proximity to Port
and Arterial Roads

Available SF	±95,383 SF
Prop Lot Size	±95,383 SF / ±2.19 Ac
Building SF	±5,280 SF
APN	6132-006-018
Zoning	M2
Specific Use	Industrial
Yard	Paved, Fenced & Lit
Gas	Yes
Water	Yes
Sewer	Yes
Electric	Yes
Fiber	Yes
Market/Submarket	LA South

PROPERTY INFORMATION



W 140TH ST



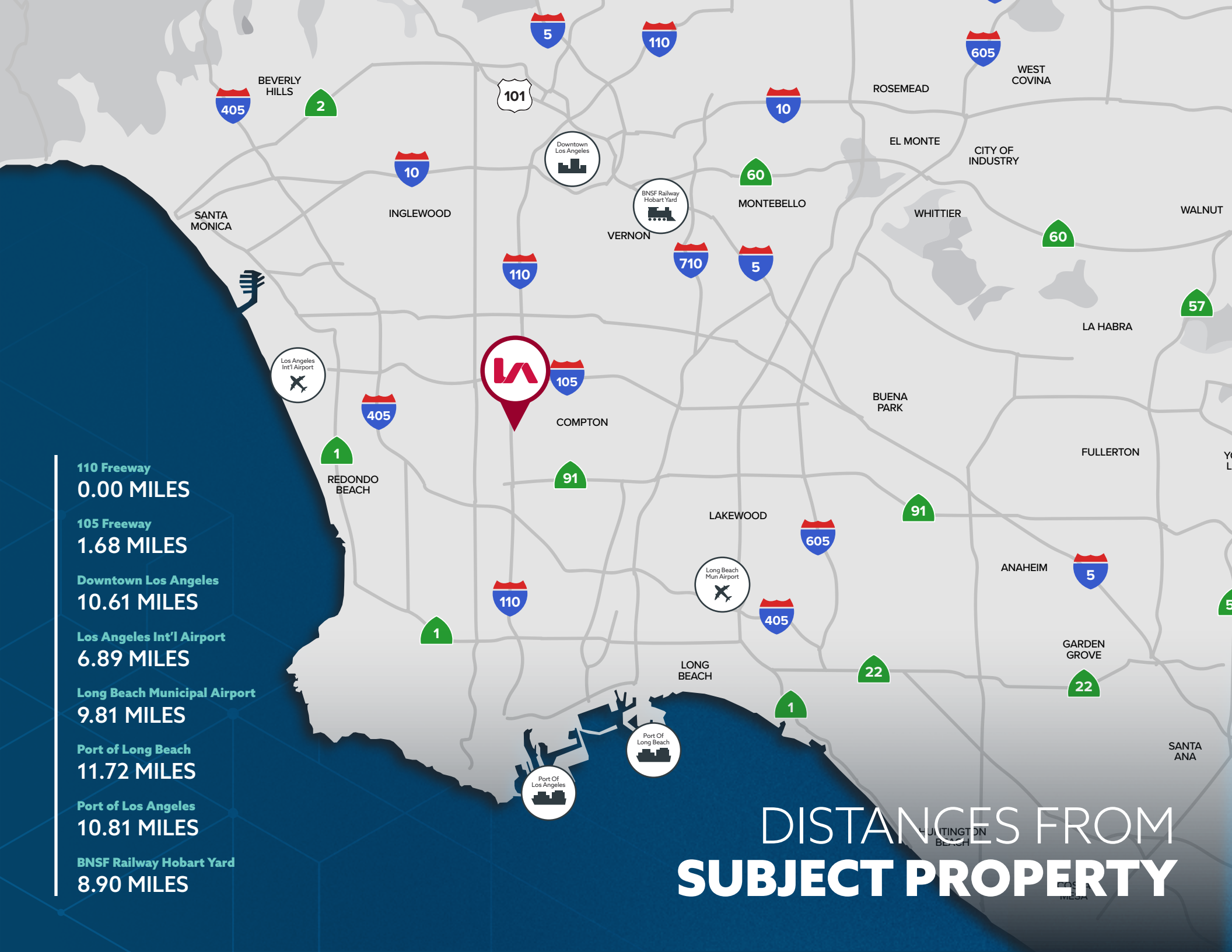
NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

PROPERTY SITE PLAN









110 Freeway

0.00 MILES

105 Freeway

1.68 MILES

Downtown Los Angeles

10.61 MILES

Los Angeles Int'l Airport

6.89 MILES

Long Beach Municipal Airport

9.81 MILES

Port of Long Beach

11.72 MILES

Port of Los Angeles

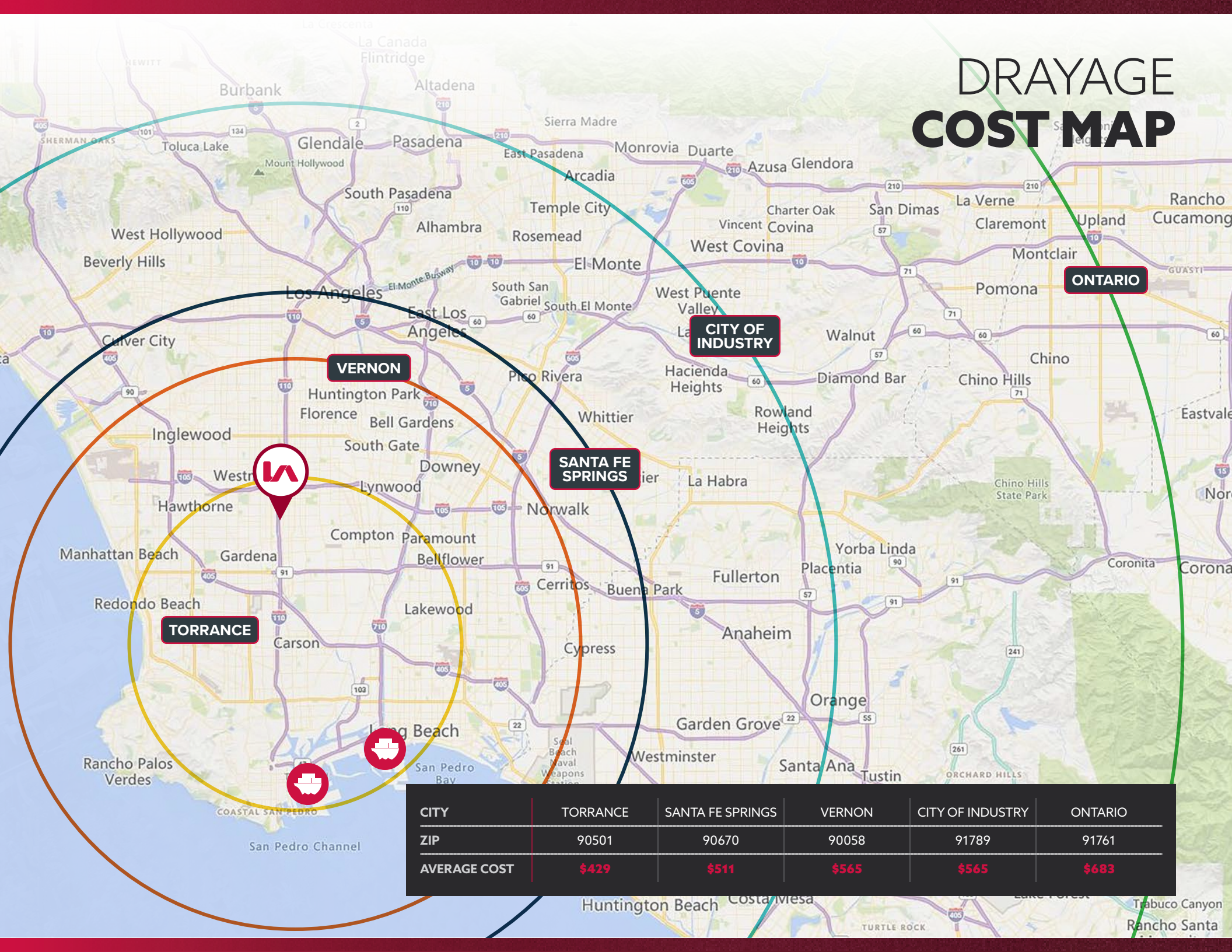
10.81 MILES

BNSF Railway Hobart Yard

8.90 MILES

DISTANCES FROM
SUBJECT PROPERTY

DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

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LEE-ASSOCIATES.COM/DOWNTOWNLA



TEAM-CLINE.COM

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.