

1546

KNOWLES AVE.

LOS ANGELES 90063



FOR LEASE
11,030 SF
4 DOCK HIGH SPOTS



Click for Video Tour

01

Property Highlights



11,030 SF
AVAILABLE SF



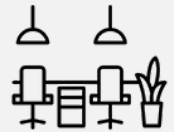
4 DOCK HIGH SPOTS



18' CLEARANCE
& CLEAR SPAN



7-CAR PARKING
PRIVATE & GATED YARD



1,150 SF
WELL-APPOINTED OFFICES



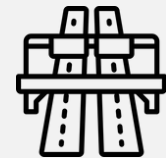
NO MUNICIPAL BUSINESS TAX
UNINCORPORATED LA COUNTY



SKYLIGHTS
& FOIL INSULATION



NEW LED FIXTURES
IN WAREHOUSE & OFFICES



FREWAY ACCESS
IMMEDIATE ACCESS TO
(10), (710), (5) & (101)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.

02

Specs

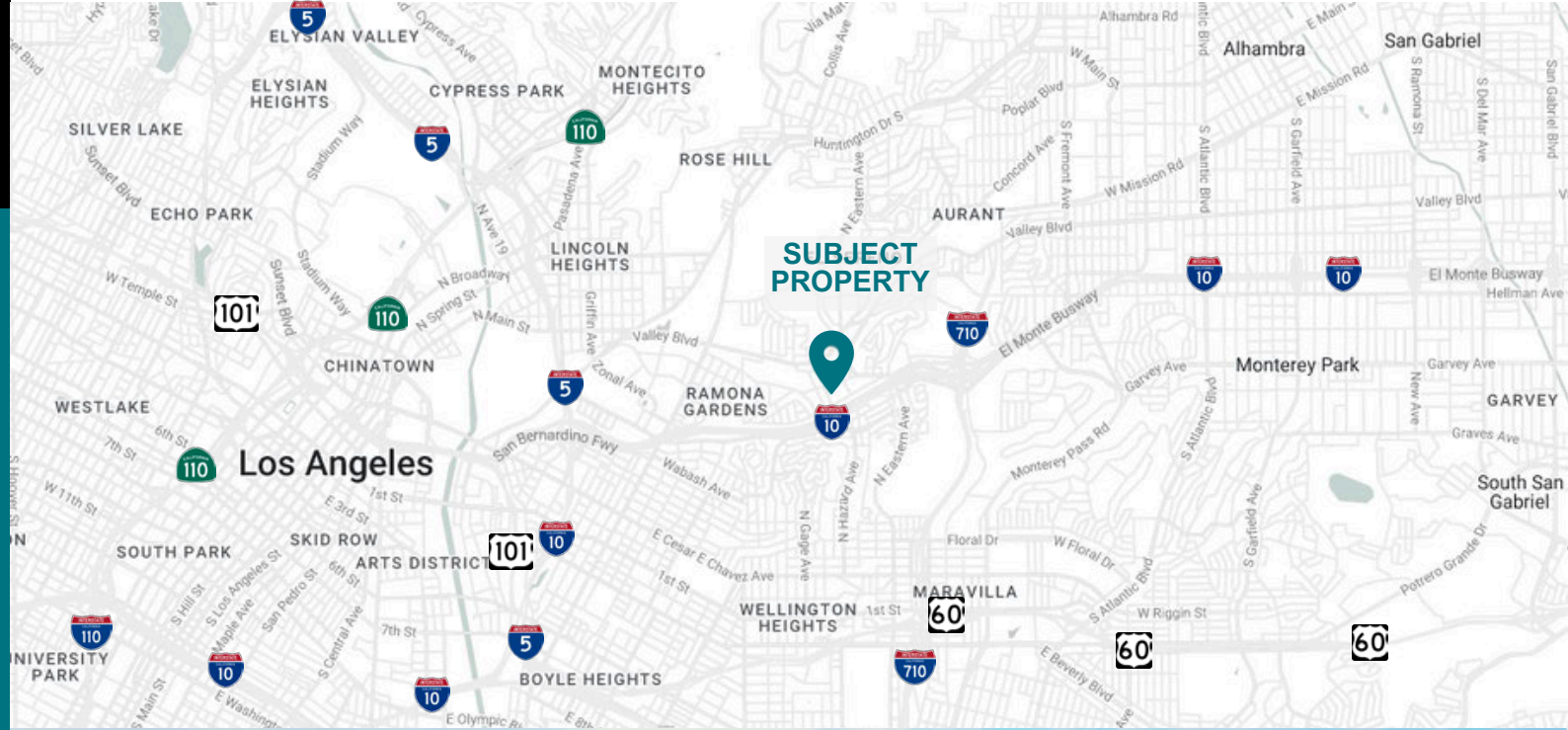


BUILDING SIZE	11,030 SF
LAND SIZE	POL
OFFICE SIZE	1,150 SF
DOCK HIGH POSITIONS	4
FENCED PARKING	7
FIRE SPRINKLERS	YES
LIGHTING	NEW LED FIXTURES
SKYLIGHTS	YES
POWER	100A, 120/208V, 1-Ph & 200A, 120/208V, 3-Ph
CONSTRUCTION	CONCRETE TILT-UP
ZONING	M2 LC
OCCUPANCY	NOW
LEASE RATE	\$1.29 PSF, INDUSTRIAL GROSS
CURRENT CAM	\$0.02 PSF

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.

03

Location Highlights



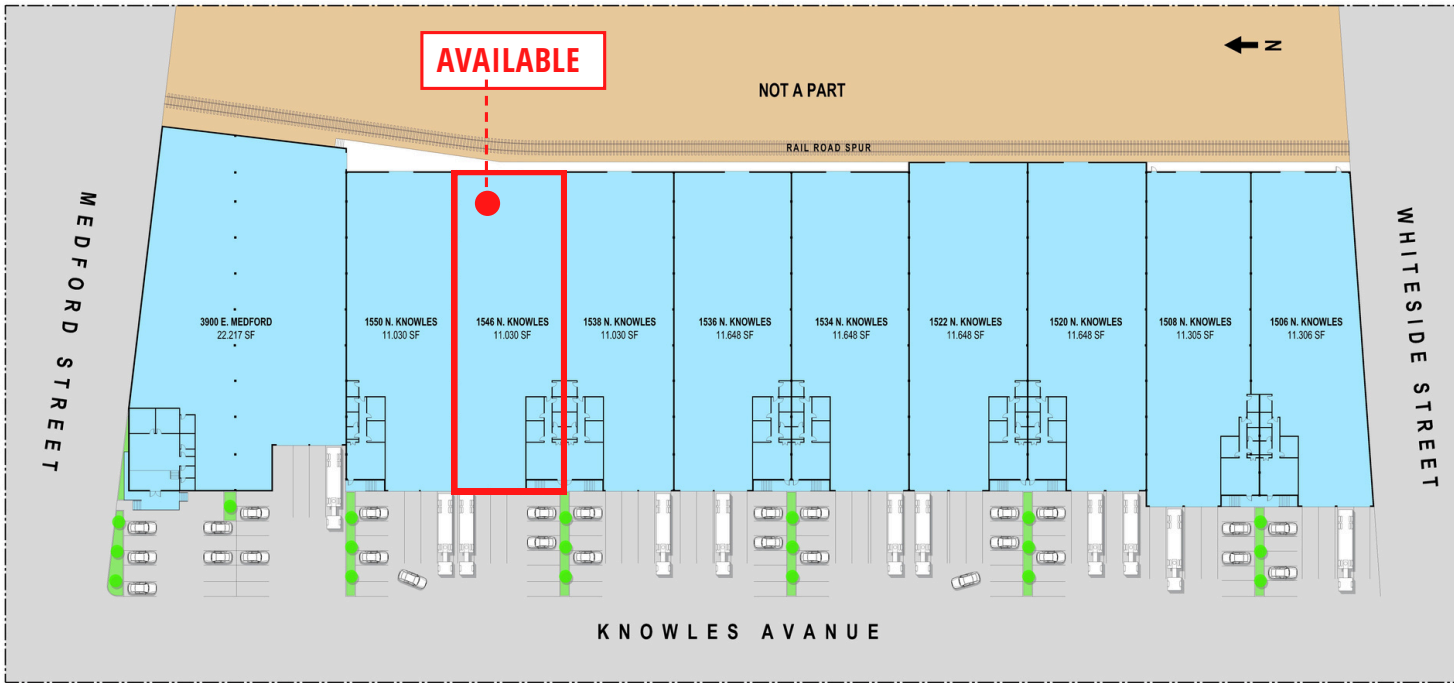
IMMEDIATE ACCESS TO
(10), (710), (5) & (101)
FREEWAYS

QUICK & EASY ACCESS TO
DTLA

STRATEGIC CENTRAL
LOCATION WITH
UNPARALLELED FWY ACCESS
TO **SERVE WESTSIDE,
SOUTHBAY & SAN
FERNANDO VALLEY** MARKETS

**UNINCORPORATED LA
COUNTY** - NO MUNICIPAL
BUSINESS TAX





04

Property Site Plan



Typical front entrance at Knowles Industrial Center and intended for illustrative purposes only.

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.



REAVIS REALTY
INDUSTRIAL REAL ESTATE

05

Photos



Typical warehouse layout at Knowles Industrial Center and intended for illustrative purposes only.



Typical office layout at Knowles Industrial Center and intended for illustrative purposes only.

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.



REAVIS REALTY
INDUSTRIAL REAL ESTATE

ERIC REAVIS, SIOR



01216423



213.709.6760



eric@reavisrealty.com

www.reavisrealty.com