



Address: 13320 S Figueroa St, Los Angeles, CA 90061
Cross Streets: Figueroa St/135th St

Good, Functional Warehouse & Office Unit
 Fenced Parking Area
 Close Proximity to Freeways
 Unincorporated LA County

Lease Rate/Mo:	\$9,353	Sprinklered:	Yes	Office SF / #:	3,000 SF
Lease Rate/SF:	\$1.45	Clear Height:	22'	Restrooms:	4
Lease Type:	Industrial Gross	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	6,450 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	6,450 SF	A: 400 V: 220/480 0: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	1-5 Years	Const Status/Year Blt:	Existing / 1985	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 12 / Ratio: 1.9:1		Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Office	Market/Submarket:	Gardena/North Compton
Zoning:	M3			APN#:	6132008040
Listing Company:	The Klabin Company				
Agents:	Matt Stringfellow 310-329-9000 , Courtney Bell 310-329-9000				
Listing #:	40470074	Listing Date:	05/29/2024	FTCF:	CB250N000S000/A0AA
Notes:	Part of a larger building but fully demised with exclusive access. Sprinkler calculation: .33/3000. Lessee to verify all information contained herein.				



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. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



KLABIN.COM

19700 S. VERMONT AVENUE, SUITE 100
 TORRANCE, CA 90502

DRE 00824993

310.329.9000

