

# NJN PROPERTY

**11321 to 11333 S. La Cienega Blvd. Los Angeles CA 90045**  
**5231 to 5233 W. Imperial Hwy, Los Angeles, CA 90045**  
*(as one property)*

## OVERVIEW

This property is strategically situated 1.6 miles from the Los Angeles International Airport-one of the busiest airports in the world. It is also a few feet away from the on and off ramps of freeways 405 (one of the busiest freeways in the world) and 105 freeway. The property has two improvements that have an auto servicing center and a building reception. The property has entrance and exit access to Imperial Highway and La Cienega Blvd.

## KEY FEATURES

### Airport Proximity:

- Strategically positioned near the airport, facilitating swift cargo handling and distribution.
- Ideal for businesses engaged in import/export, logistics, and distribution operations.
- With 2 access points from S. La Cienega Blvd and 1 access point to W. Imperial Hwy.

### Ample Parking Space:

- Boasts extensive parking facilities capable of accommodating a large fleet of vehicles.
- Perfect for businesses with substantial vehicular requirements, such as logistics companies, rental agencies, or automotive dealerships.

### Auto Servicing Center:

- Equipped with a state-of-the-art auto servicing center, offering comprehensive maintenance and repair services.
- Catering to both commercial and private vehicles, providing convenience for airport personnel, travelers, and local residents alike.

### Flexible Industrial Spaces:

- Offers a range of industrial spaces tailored to diverse business needs, from warehousing and distribution to light manufacturing.
- Configurable layouts and customizable options ensure adaptability to evolving operational requirements.

## INFORMATION

Total Land Area: 109,582 SQ. FT

Building A: 7,010 SQ. FT

Building B: 15,437 SQ. FT

Open Lot Space: 64,500 SQ FT

**Ideal Tenants:**

- Logistics and Freight Forwarding Companies
- Automotive Dealerships and Rental Agencies
- Aircraft Maintenance and Ground Handling Services
- E-commerce Fulfillment Centers
- Manufacturing and Assembly Operations with Transportation Needs

**HISTORY**

Previous tenants were Lyft, Inc. and Caliber Collision for two renewals having almost 200 cars in the parking space.

**PRICING**

This property is for lease at **\$173,000** per month.

Please note that there is a property under the same ownership that is located across the street from this one. You may email us for more information at [nick@bno.com](mailto:nick@bno.com) or call us at 310 665 0111.