

7020 STANFORD AVE

LOS ANGELES • CA 90001

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE



FOR LEASE
±33,156 SF INDUSTRIAL BUILDING
ON ±45,002 SF OF LAND

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

7020 STANFORD AVE

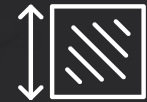
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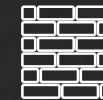
PROPERTY HIGHLIGHTS



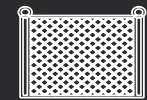
Heavy power



High Clear



Concrete
Tilt Up



Fenced & Paved
Parking Lot

7020 Stanford Ave, Los Angeles, CA is a 33,156 SF warehouse on a 1.03-acre fenced and paved lot, available for \$19,894/month (\$0.60/SF, Gross). Built in 1976, it features 21' clear height, sprinklers, 600A/240V power, 2 ground doors, and 15 parking spaces. Vacant and ready for immediate occupancy, ideal for warehouse or distribution use.

PROPERTY INFORMATION

Available SF	±33,156 SF
Prop Lot Size	±45,002 SF
APN	6007-016-018
Zoning	LAMR2
Year Built	1976
Construction Type	Tilt-wall
Yard	Fenced / Paved
Restrooms	2
Clear Height	21'
DH/GL Doors	0 DH / 2 GL
Sprinklered	Yes
Power	A: 600 V: 240 Ø: 3 W: 4
Term	1-2 Years
Possession Date	Now
Vacant	Yes
Market/Submarket	Outlying Los Angeles

PROPERTY SITE PLAN



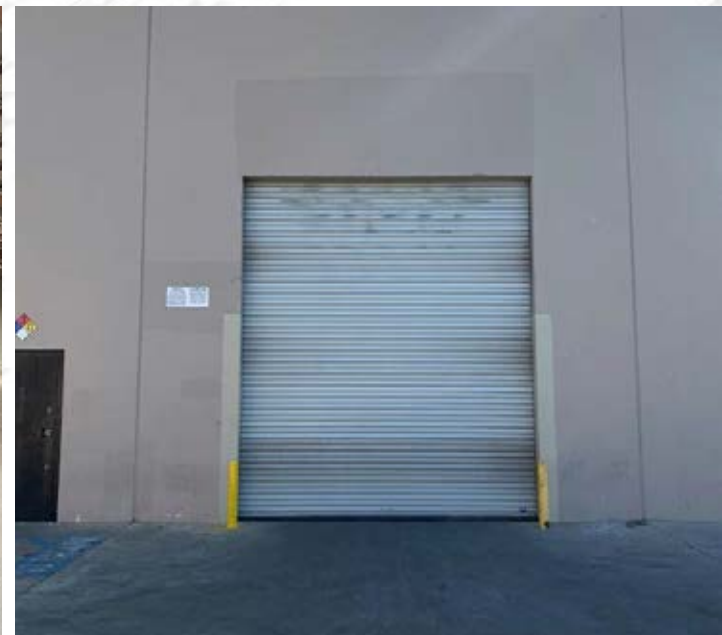
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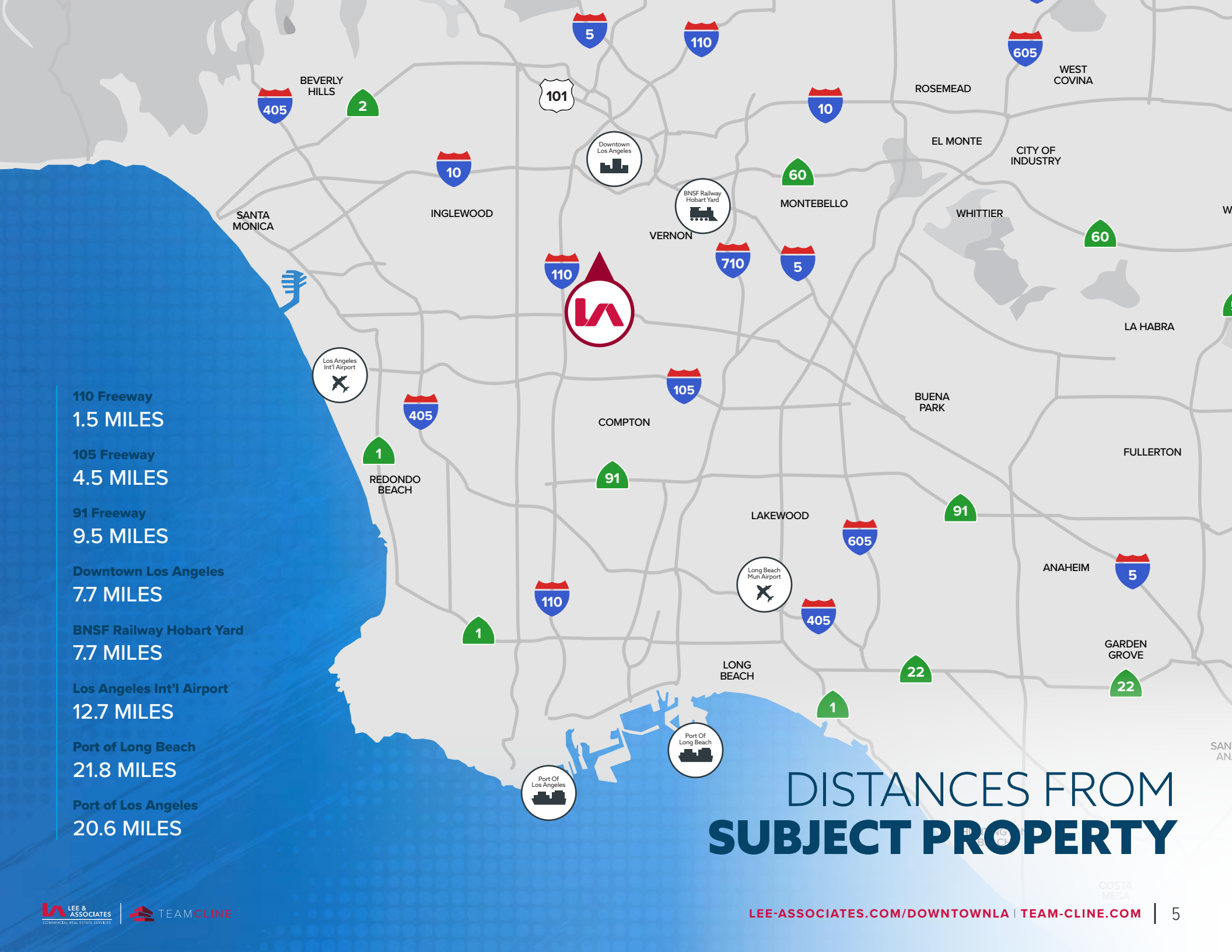


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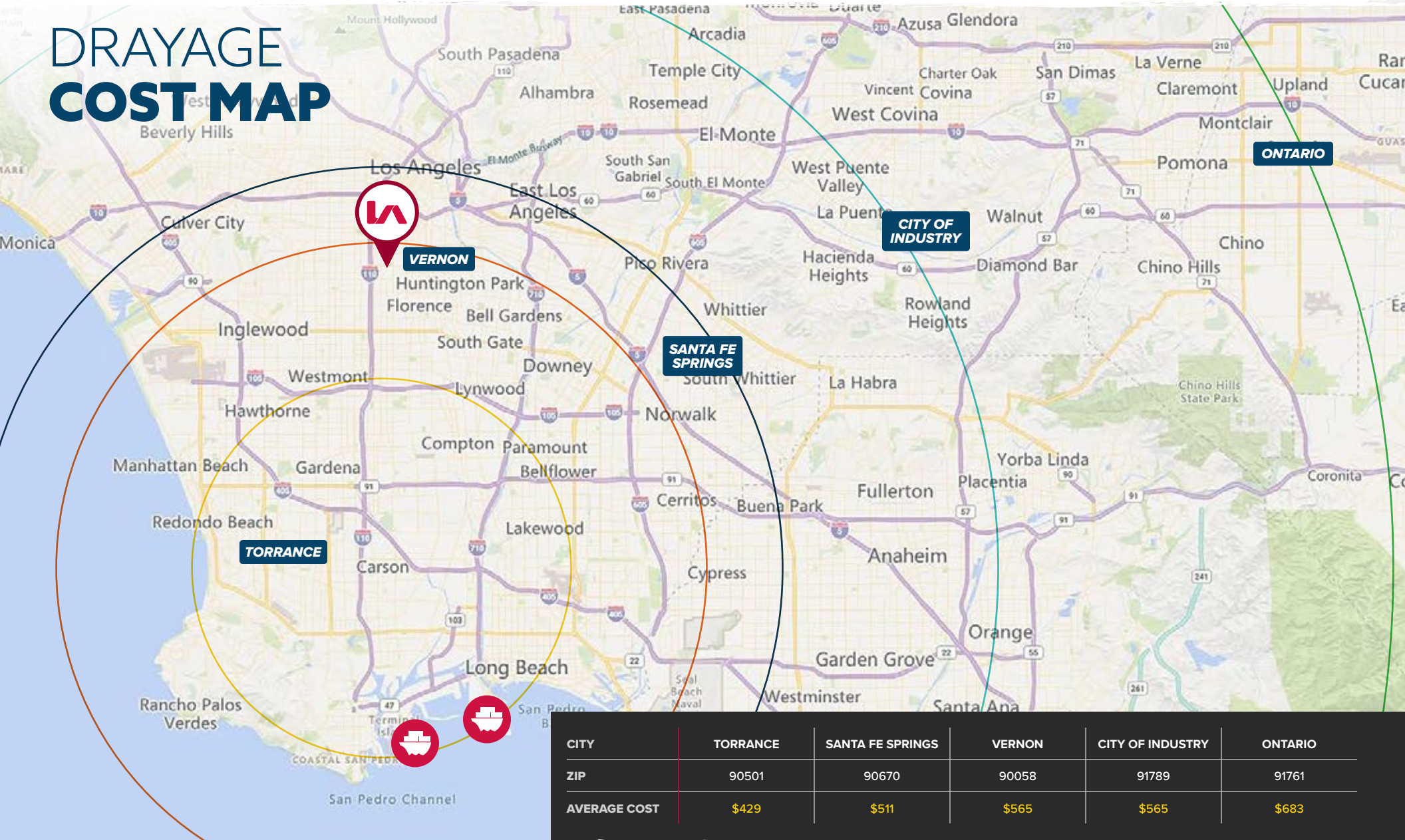
DISTANCES FROM SUBJECT PROPERTY

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DRAYAGE COST MAP



For More Information,
Please Contact ▶

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LEE-ASSOCIATES.COM/DOWNTOWNLA

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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.