

FOR LEASE

FREESTANDING INDUSTRIAL
WAREHOUSE BUILDING

1661 9TH STREET
SANTA MONICA, CA 90404



RAFAEL PADILLA

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ARTUR PETER

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PROPERTY OVERVIEW

1661 9TH STREET
SANTA MONICA, CA 90404



SIZE: 18,900 square foot industrial warehouse space

RENTAL RATE: \$2.45 per square foot monthly + NNN fee estimated at \$0.55 per square foot monthly

PARKING: Potential for up to 14 parking spaces, complemented by additional metered street parking

TERM: 5 - 10 Year Lease

AVAILABLE: Immediately

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BUILDING FEATURES

- Three 10 X 11 ground floor loading doors
- Triple wooden bow truss roof
- Newly poured concrete floors
- Ideal site for indoor warehouse, storage and distribution, wholesale and distribution, art studio, car storage, wine storage, equipment or file storage, and similar warehouse + Industrial use
- Two panels of 120/240 volt 400 amp single phase 3 wire and one panel of 240 volt 400 amp 3 phase 3 wire service to the building

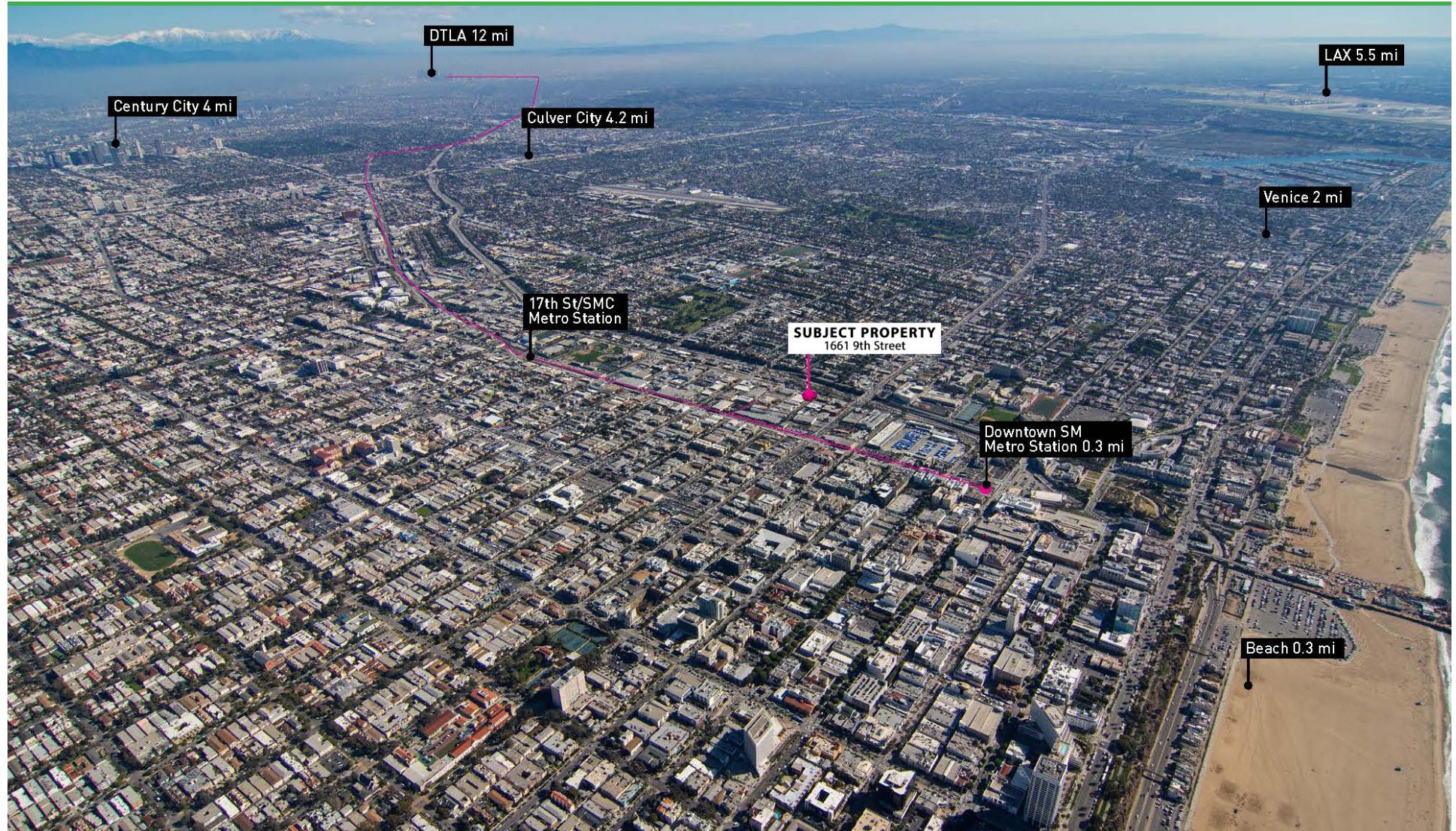
AREA AMENITIES

- 10-minute walk to downtown Santa Monica and 17th/SMC Metro Station
- Walking distance to popular area coffee shops, restaurants, gyms, and markets
- Adjacent to the Lincoln Boulevard access to the 10 (Santa Monica) freeway



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NEIGHBORING AMENITIES

1661 9TH STREET
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BAY CITIES DELI / 1517 LINCOLN BLVD



BODEGA WINE BAR / 814 BROADWAY



TACOS POR FAVOR / 1408 OLYMPIC



MELS DRIVE IN / 1670 LINCOLN BLVD



COFFEE COMMISSARY / 1402 SM BLVD



17TH STREET EXPO LINE STATION

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