

11223 S HINDRY
LOS ANGELES, CA 90045



A DIVISION OF



LEE &
ASSOCIATES

**GREAT LAX LOCATION AT
IMPERIAL AND LA CIENEGA**

ADDRESS 11223 Hindry Ave
Los Angeles, CA 90045

OCCUPANCY Immediate

SIZE ± 9,900 SF Total
± 900 SF Office & Breakroom
± 9,000 SF Warehouse

RATE \$2.00/SF, NNN

OPEX \$0.34 PSF

PARKING 14 reserved parking spaces and
15 additional spaces in common

**CEILING
HEIGHT** 14'

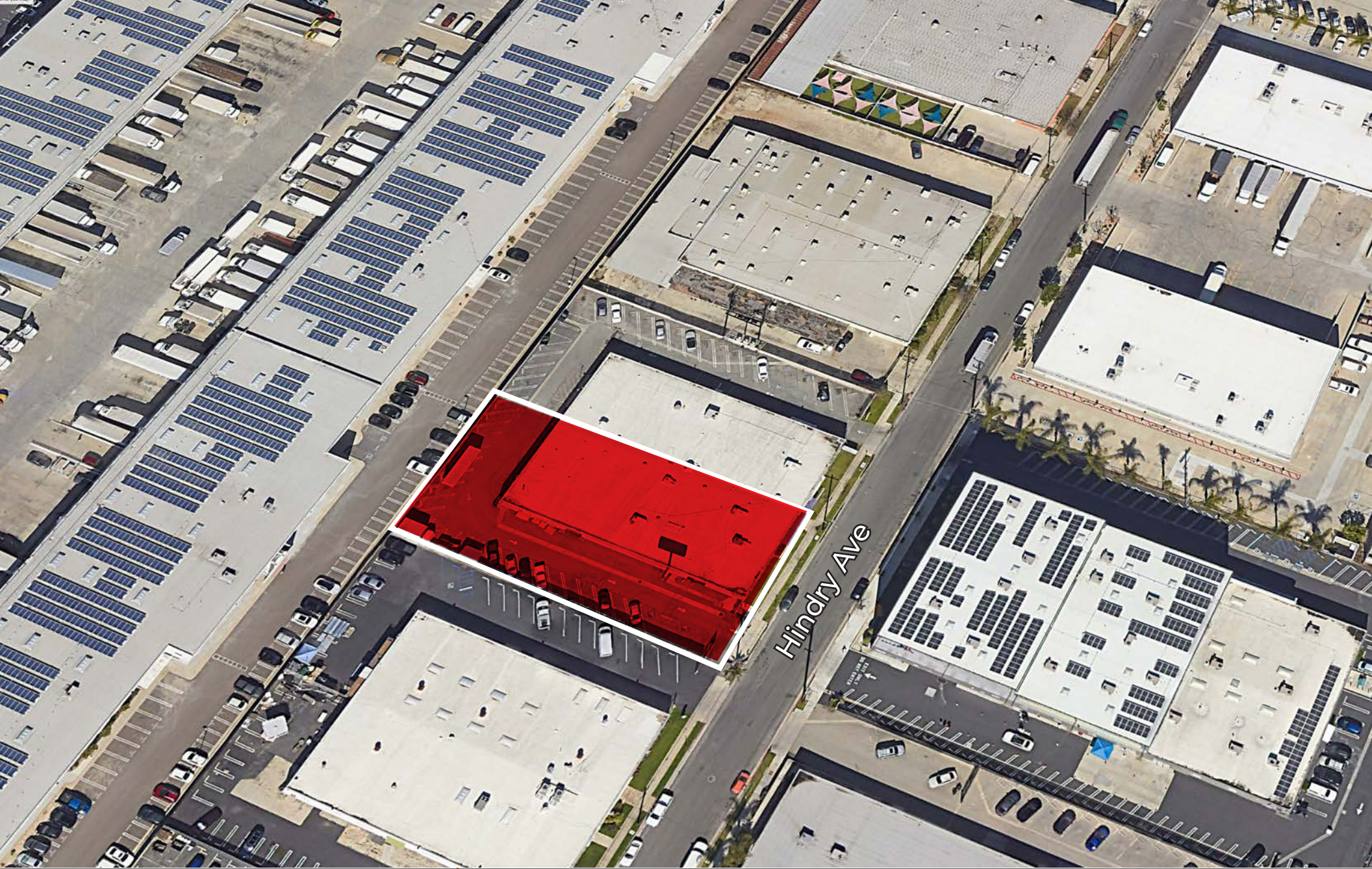
POWER 400 AMP, 277/480, 4 Wire

APN 4129 - 037 - 007

FEATURES

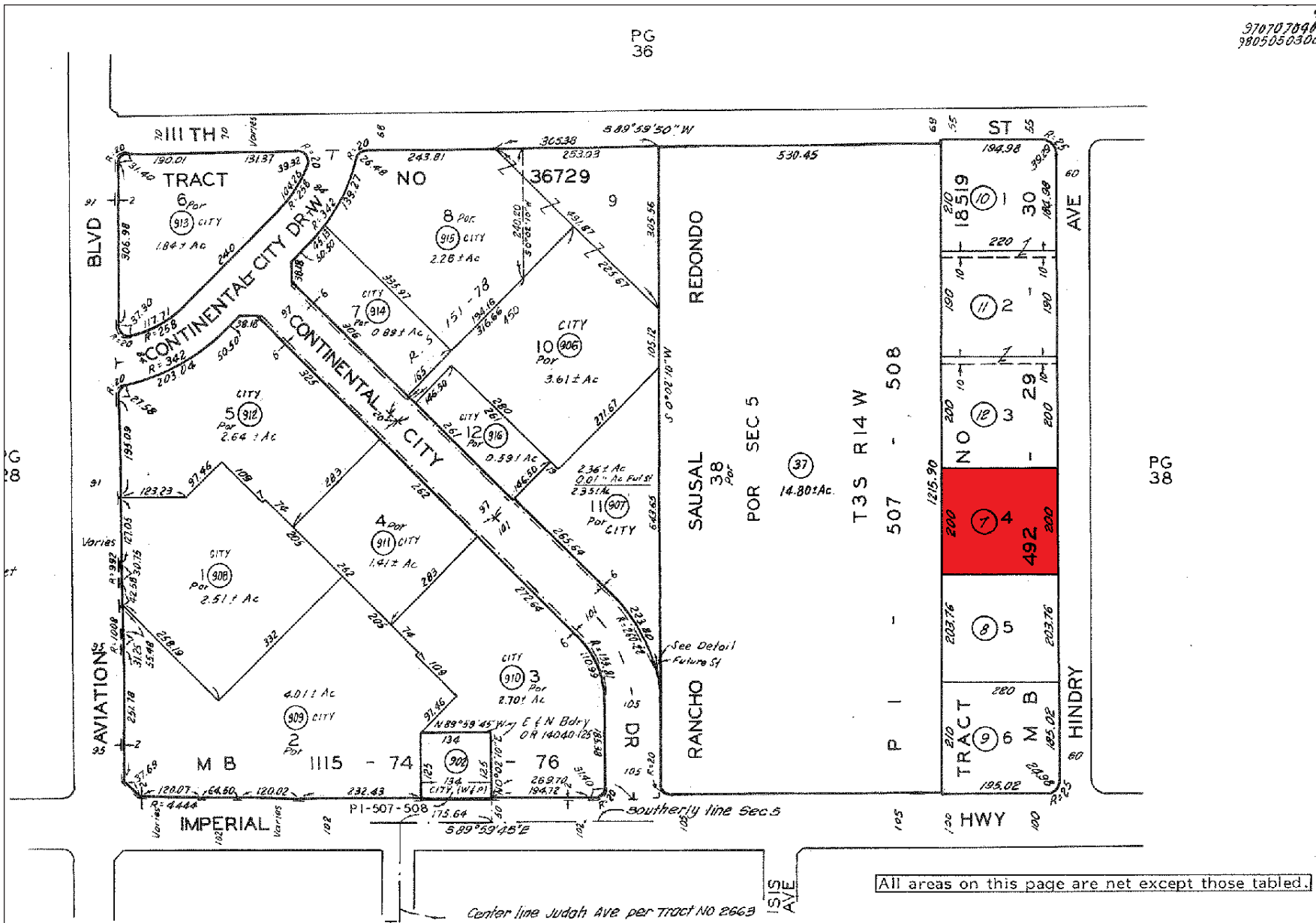
- Two Ground Level Loading Doors
- Two Private Restrooms
- Building Signage Available
- Gated Parking





Hindry Ave





All areas on this page are net except those tabled.

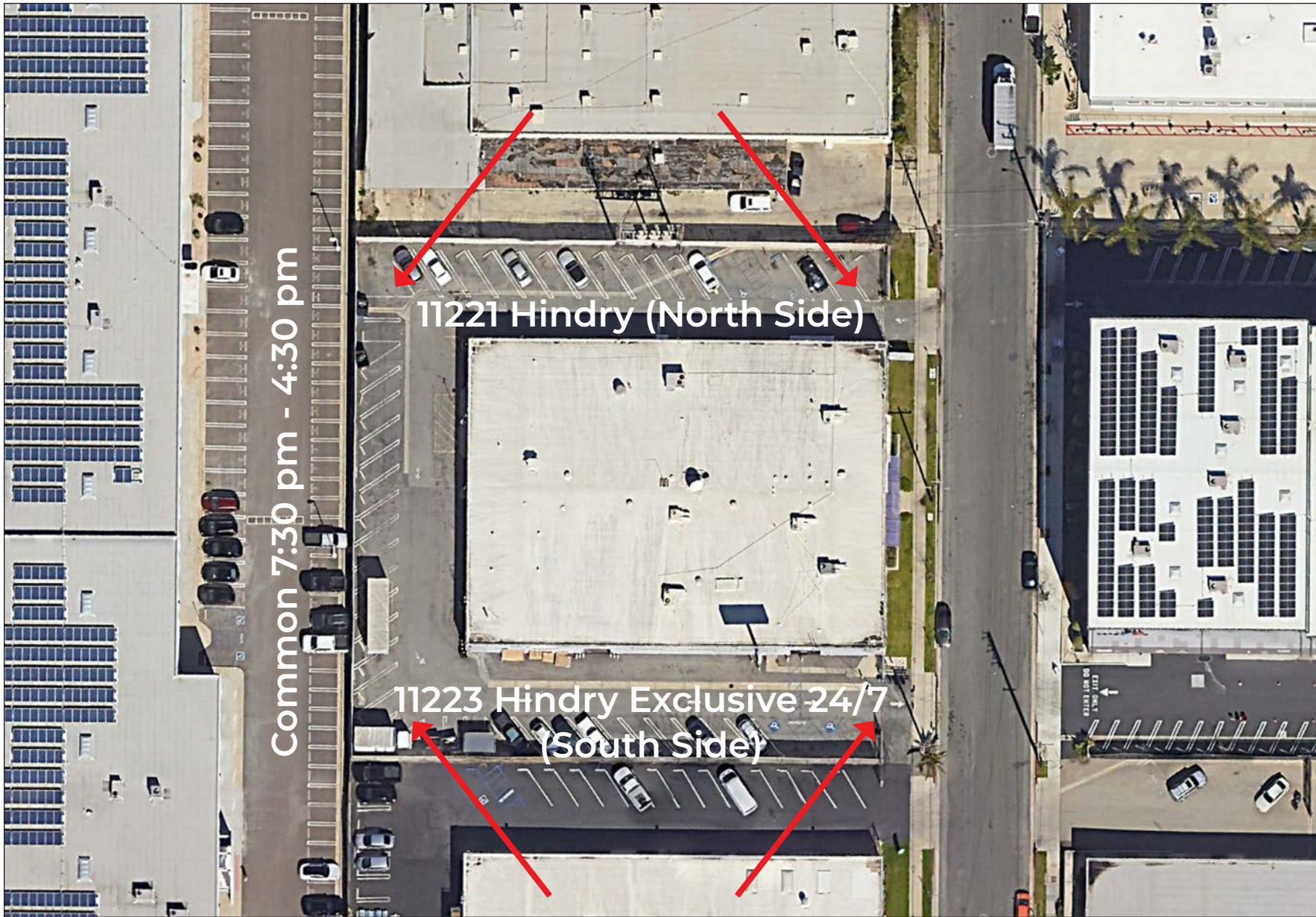


A DIVISION OF



LEE & ASSOCIATES

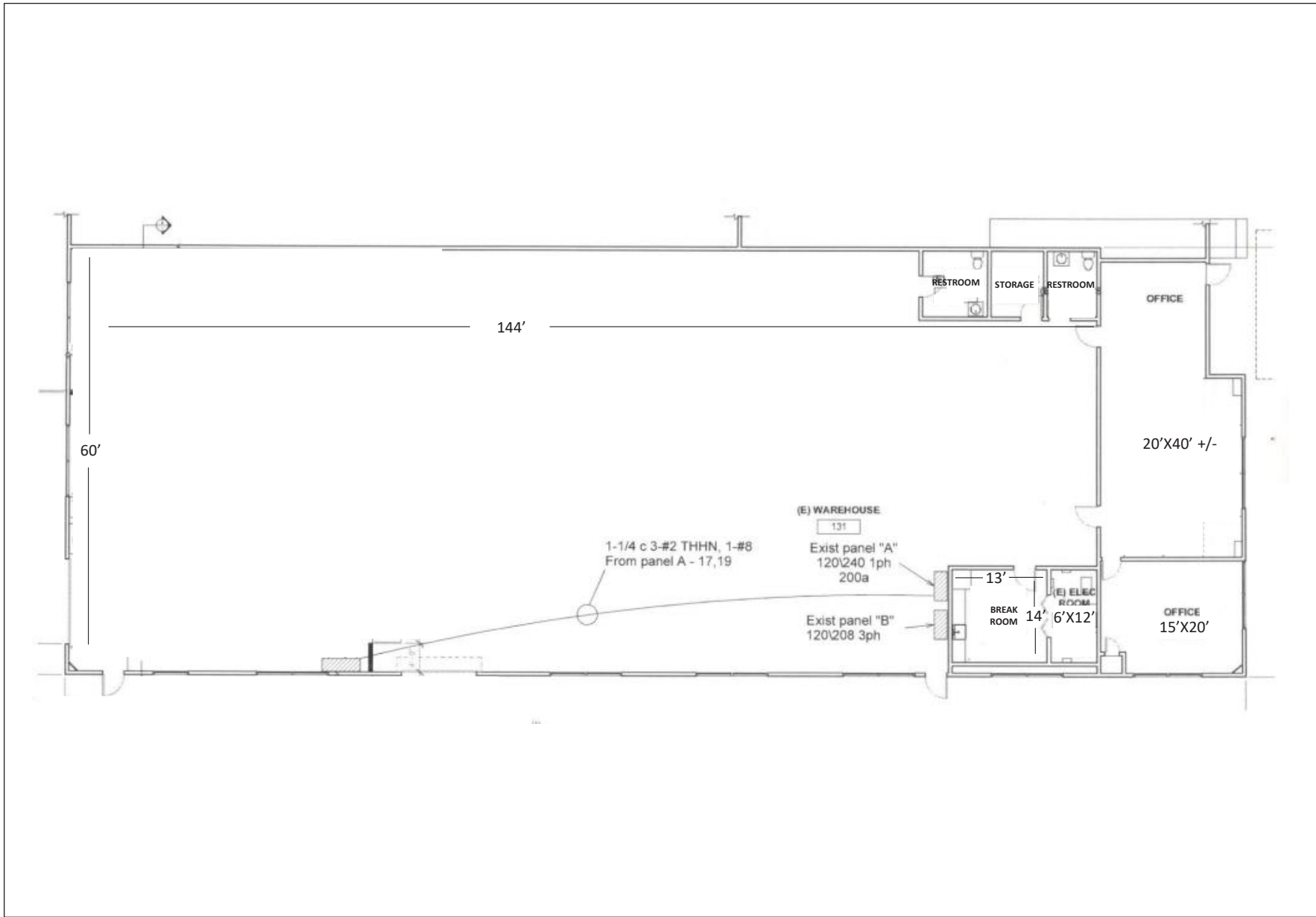
PARCEL MAP



Common 7:30 pm - 4:30 pm

11221 Hindry (North Side)

11223 Hindry Exclusive 24/7
(South Side)





F. Ronald Rader, SIOR
310.245.2200
rrader@leewestla.com
BKR DRE 00452728



Alex Rivera
310.899.2742
arivera@leewestla.com
BKR DRE 01328712



Gage Danley
310.899.2749
gdanley@leewestla.com
AGT DRE 02075191