

±129,269 SF Industrial Building on ±180,000 SF of Land

Downtown Los Angeles

**Teaser Rate!**

**\$0.49 PSF/MO GROSS  
FOR FIRST 6 MONTHS**

5008 S Boyle Avenue | Los Angeles, CA 90058

**INDUSTRIAL FOR SALE/LEASE**



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**FIRST REALTY GROUP**  
COMMERCIAL REAL ESTATE SERVICES

# FOR SALE/LEASE

**5008**  
S BOYLE  
— AVENUE —  
LOS ANGELES, CA

## PRICING SUMMARY:

### LEASE RATE ►

**\$0.49 PSF/MO GRS FOR FIRST 6 MONTHS  
THEN \$0.69 PSF/MO GRS**

### SALE PRICE ►

**\$23,900,000 OR \$184.88 PSF**

- 150' Exterior Dock
- 16 Dock High Positions
- 14'-16' Clearance
- Large Secured Yard
- Heavy Power - 2 Panels; 2,500 Amps
- Sawtooth Creative Roof - Lots of Natural Light
- ±9,165 SF of Attractive Air Conditioned Office Space
- Strategic City of Vernon Location, Rare Large Parcel for Potential Development

Tenant/Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant/Buyer's product weight and product types and use, etc. Tenant/Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant/Buyer in order for Tenant/Buyer to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution or waiver of any contingencies for a purchase. Broker also advises Tenant/Buyer to obtain any required use permits and business licenses prior to lease execution or waiver of buyer contingencies and have their Attorney review any Lease or Purchase Contract prior to execution.

## Jim Halferty

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## Hovik Mirzoyan

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PROPERTY PHOTO



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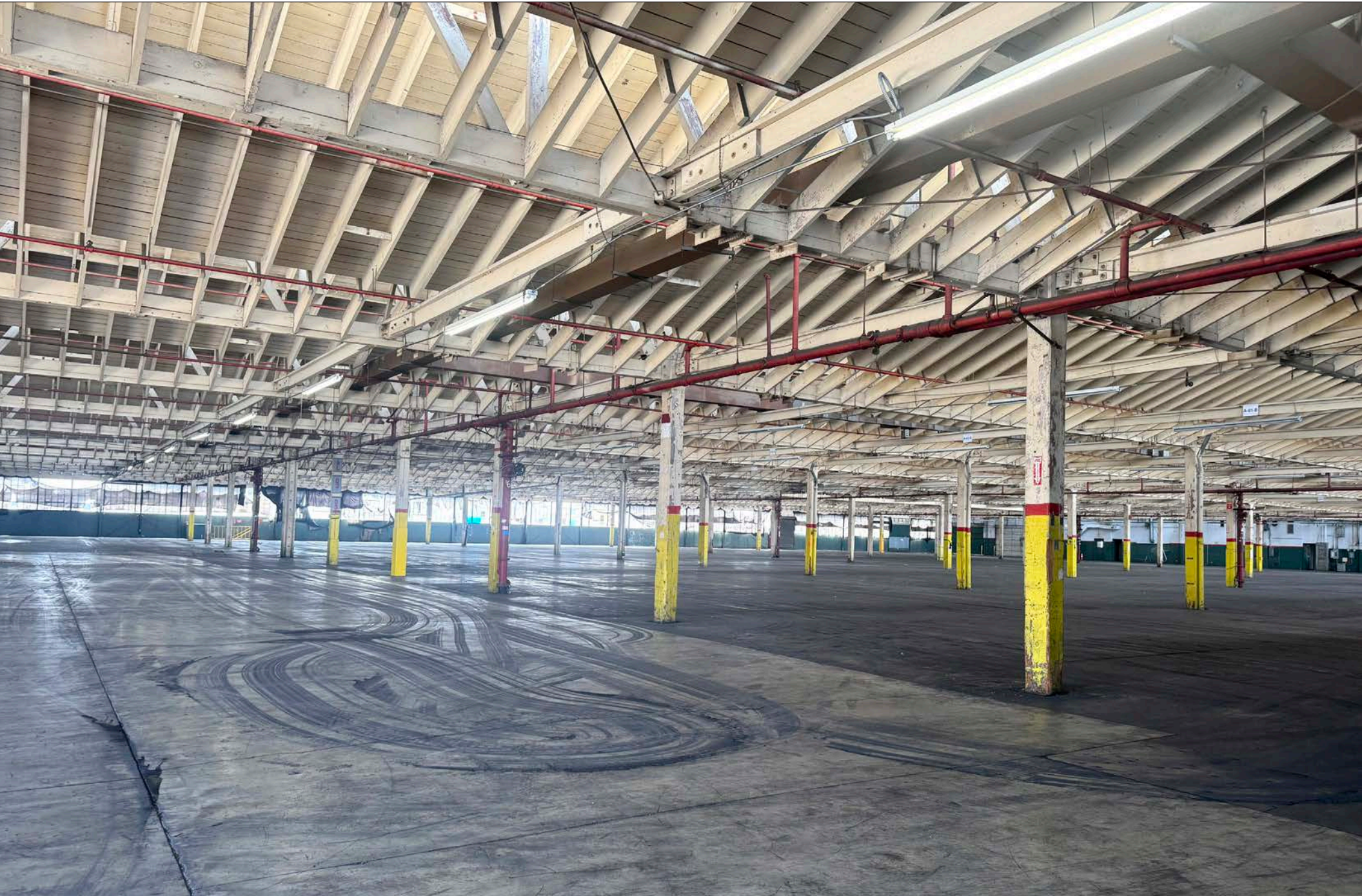
PROPERTY PHOTO



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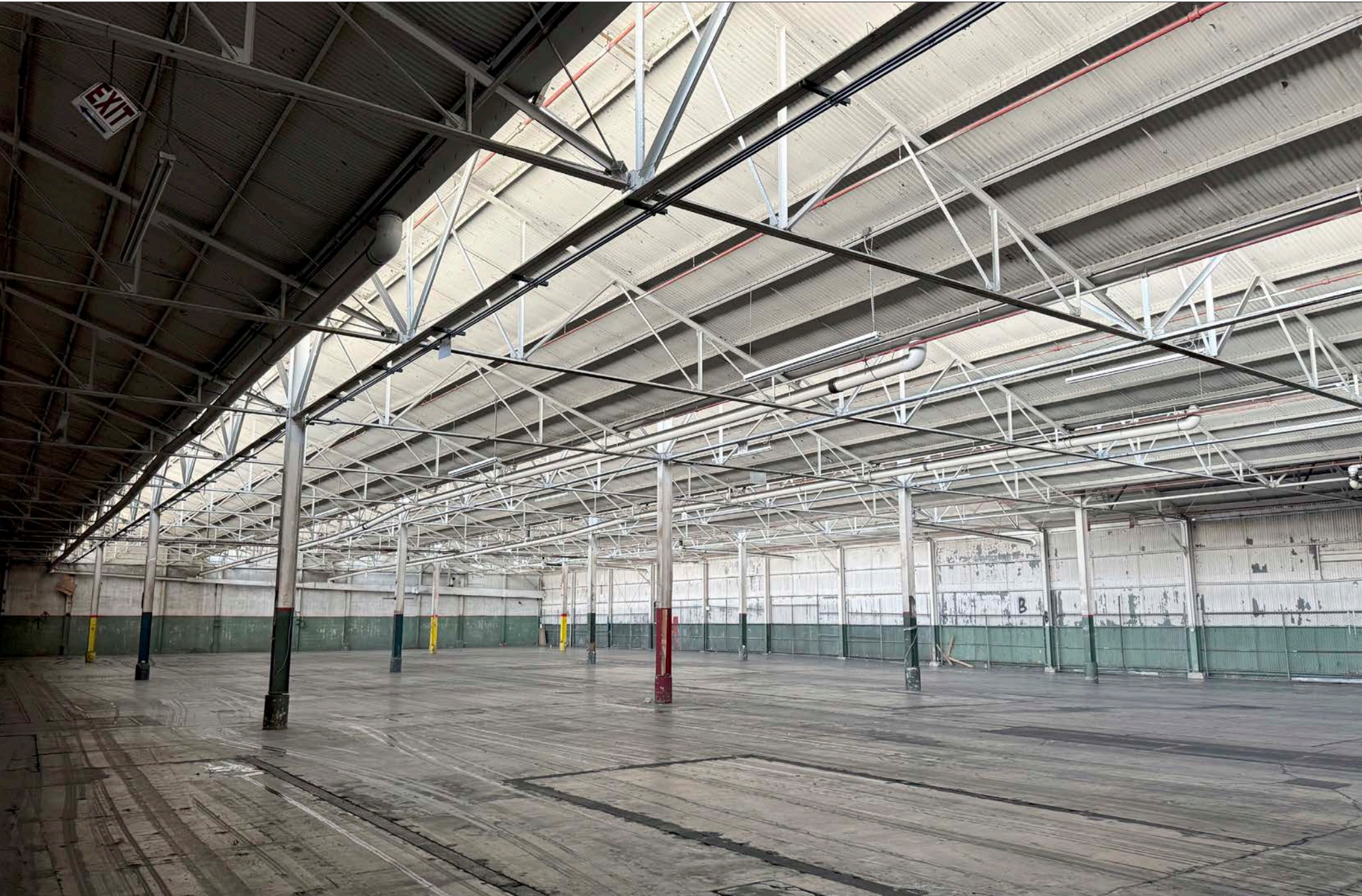
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PROPERTY AERIAL



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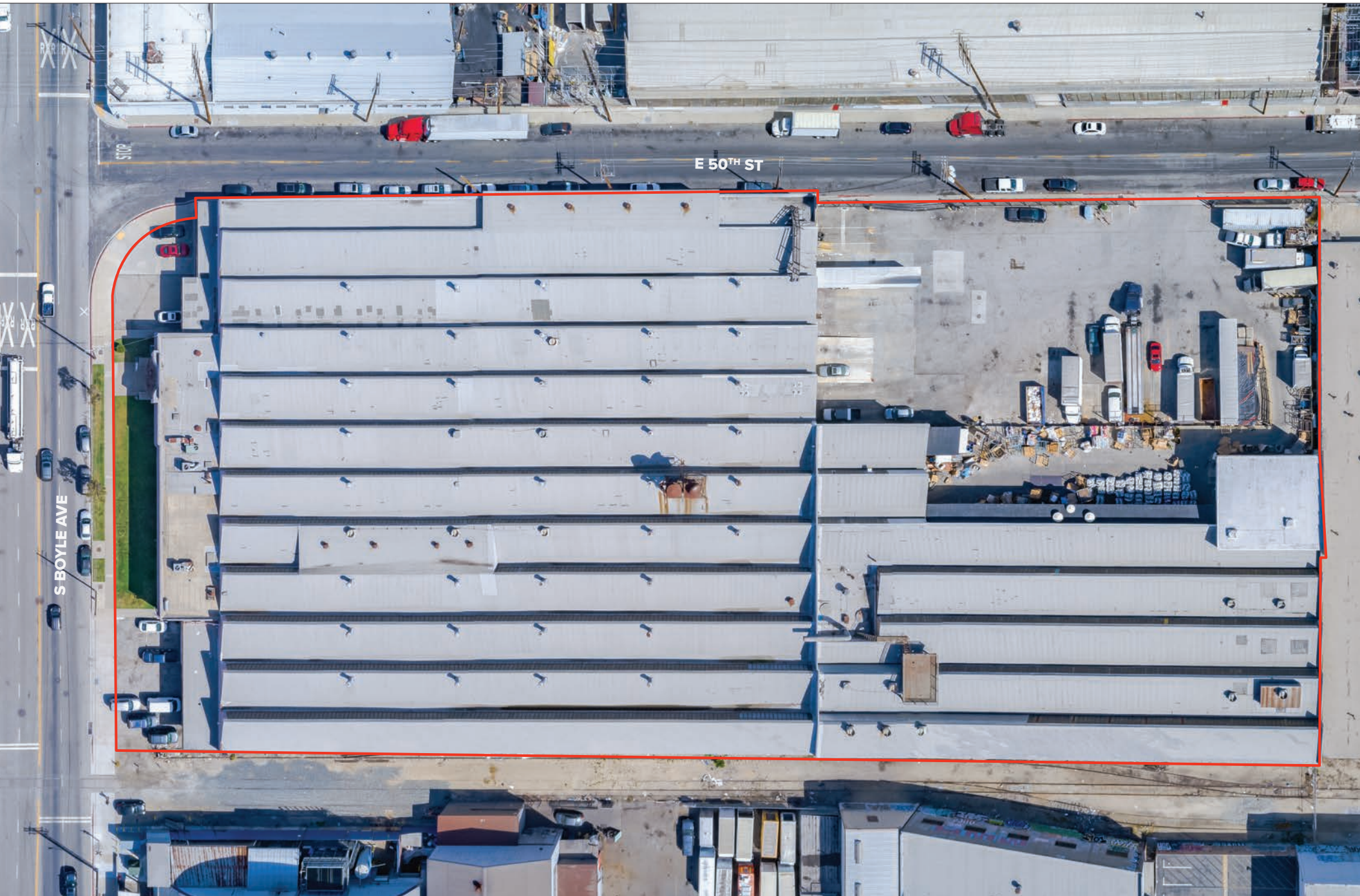
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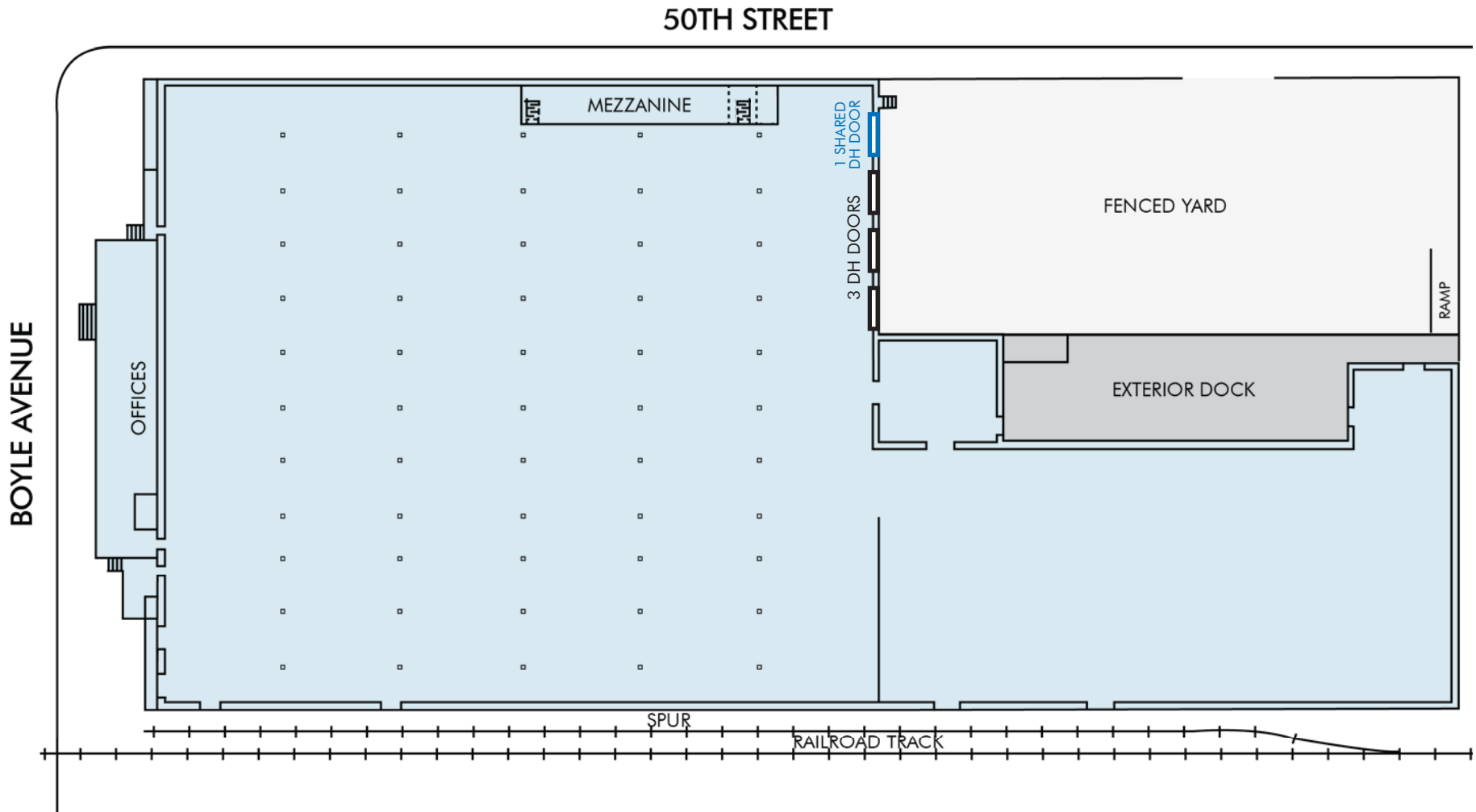


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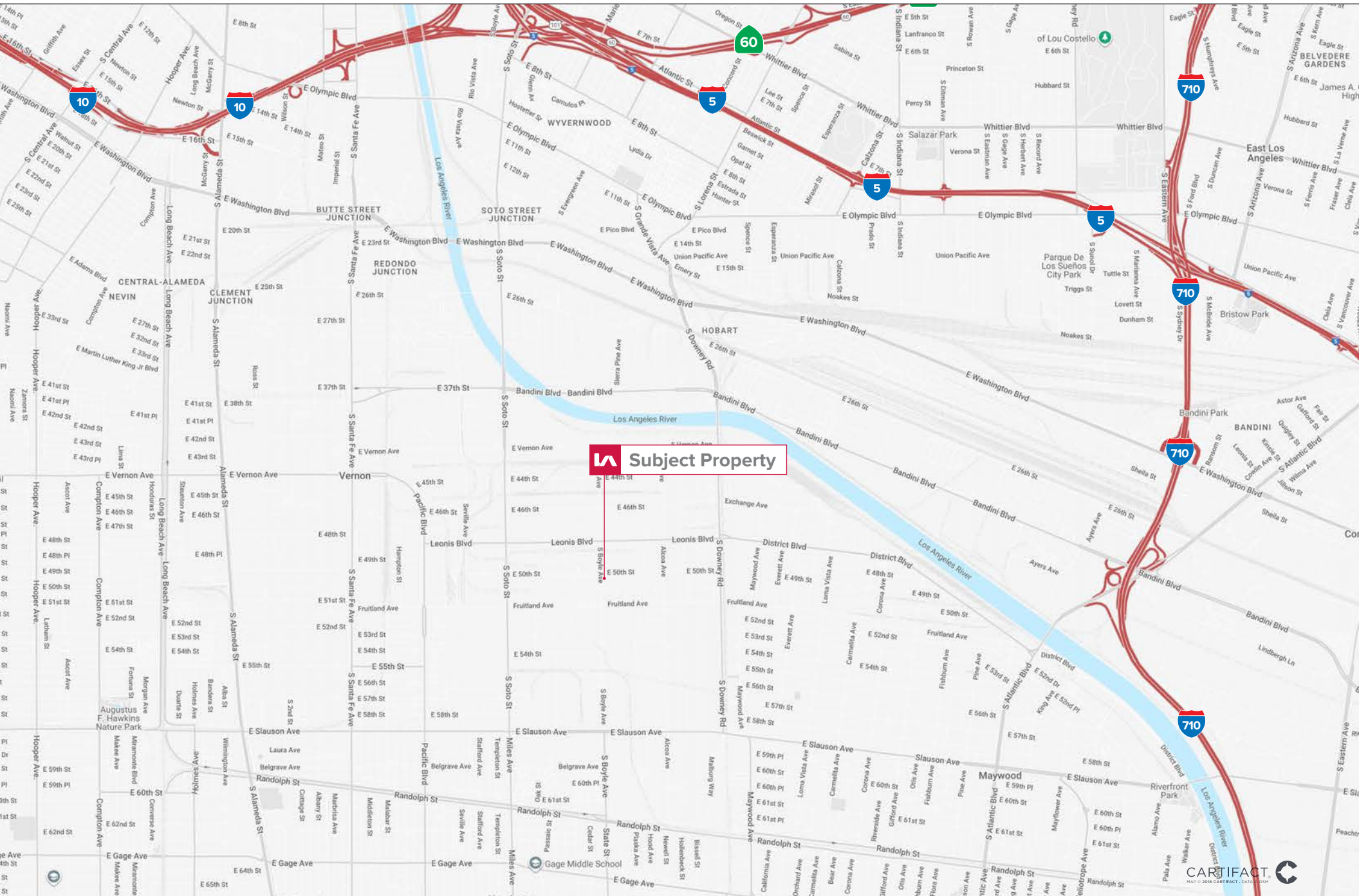


**NOTE:** Drawing not to scale and is Estimated. All measurements and sizes are approximate and must be verified by tenant/buyer.

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LOCATOR MAP





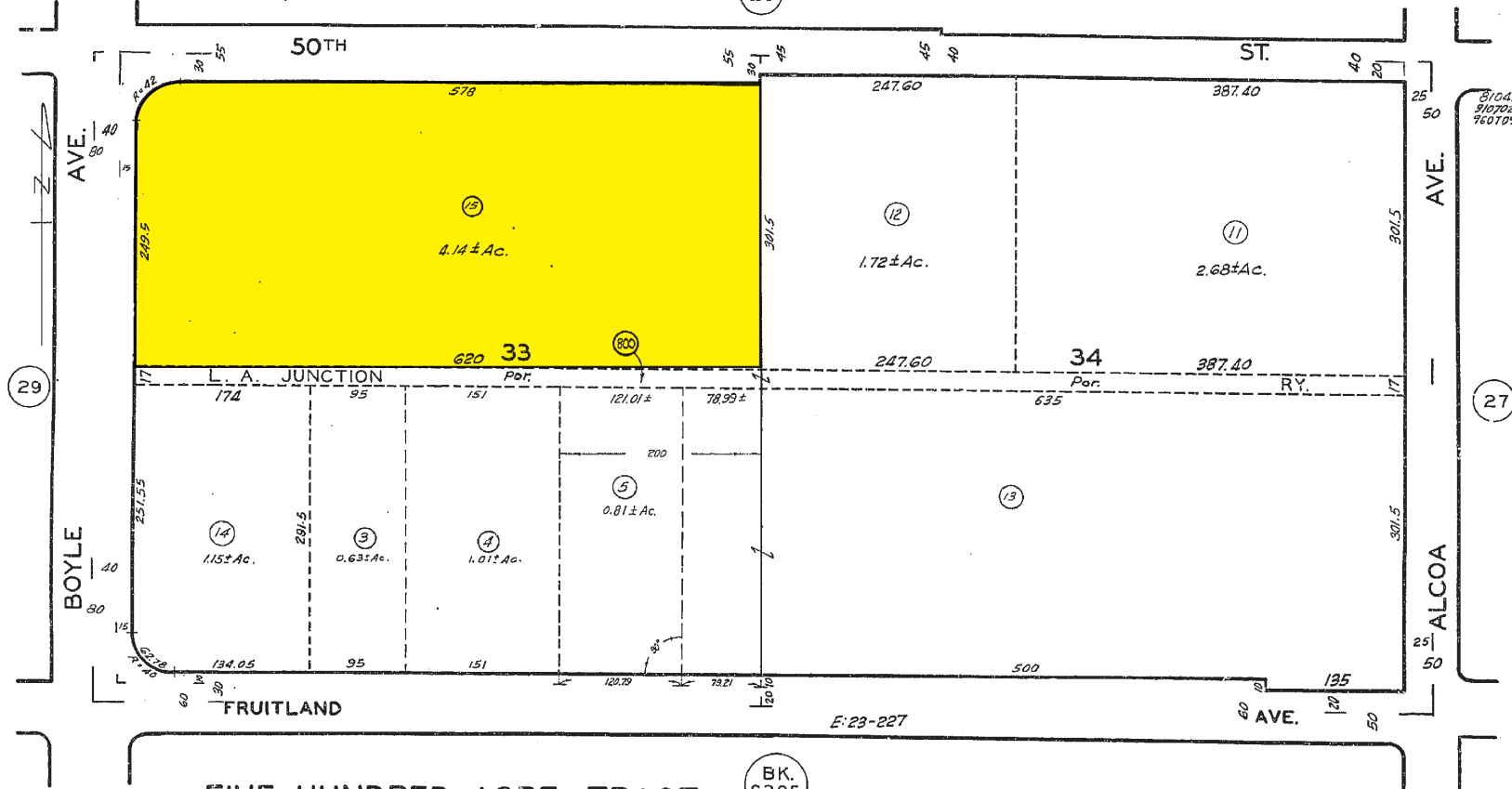
SCALE IN 1/10 OF AN INCH

6303 28  
SCALE 1" = 100'

1997

660919  
REVISED  
4-3-56  
6-23-58  
9-25-58  
7-25-61  
7-24-62  
2-15-64 P.  
3-21-64  
970129

620527401  
870410210  
91070209004001-27  
76010905004001-27



FIVE HUNDRED ACRE TRACT  
OF THE  
LOS ANGELES FRUITLAND ASSOCIATION  
M. R. 3-156-157

BK.  
6305

Street lines per M.R. 3-156-157 are considered the lot lines in this tract, although the division of some lots are measured from centerline of streets.

CODE  
10718

FOR PREV. ASSM'T. SEE:  
6305-7

JUL 18 1996  
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

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