

Available SF 8,876 SF

Industrial For Lease

Building Size 8,876 SF



Address: 446 Towne Ave, Los Angeles, CA 90013

Cross Streets: Towne Ave/E 5th St

Turn Key Food Processing w/12 Gated Parking Spaces
 ±900 SF Racked Cooler & 250 SF Freezer
 ±4,000 SF Processing Area
 Stainless Steel Exhaust Hood & Sinks
 Heavy Power - QRS Air Compressor - Floor Drains
 Clean Offices with New Carpet & Paint

Lease Rate/Mo: \$14,645
Lease Rate/SF: \$1.65
Lease Type: Gross
Available SF: 8,876 SF
Minimum SF: 8,876 SF
Prop Lot Size: 0.18 Ac / 7,895 SF
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$27,650 / 2021
Yard: No
Zoning: M2-2D

Sprinklered:
Clear Height: 14'
GL Doors/Dim: 2 / 12'x10'
DH Doors/Dim: 0
A: 2000 V: 240/480 O: 3 W: 4
Construction Type:
Const Status/Year Blt: Existing / 1983
Whse HVAC:
Parking Spaces: 12 / **Ratio:** 1.4:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 1,000 SF / 3
Restrooms: 3
Office HVAC:
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: CBD
APN#: 5147010030

Listing Company: North American Commercial Properties

Agents: [Kee Kwon 213-220-7904](mailto:keekwon@northamericanprop.com)

Listing #: 40192203

Listing Date: 04/22/2024

FTCF: CB200N000S000

Notes: Call broker for showing Kee (213) 220-7904. Lessee shall verify all information stated herein. Co-listed with Ron Cohen (818-681-6588).

