

**1628** N. INDIANA ST.  
LOS ANGELES 90063



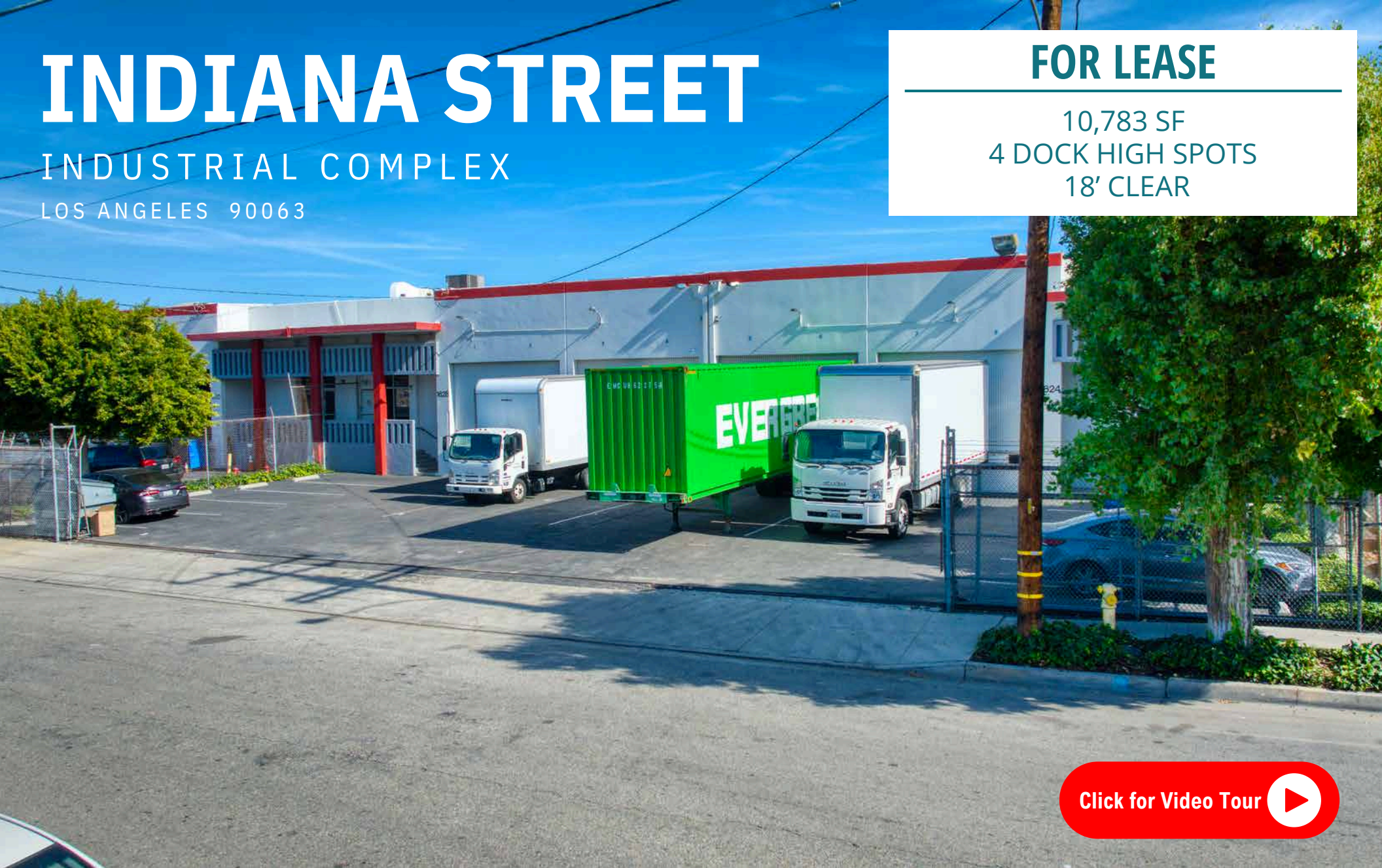
# INDIANA STREET

INDUSTRIAL COMPLEX

LOS ANGELES 90063

**FOR LEASE**

10,783 SF  
4 DOCK HIGH SPOTS  
18' CLEAR



Click for Video Tour

ERIC REAVIS, SIOR

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213.709.6760

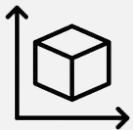
eric@reavisrealty.com

www.reavisrealty.com



# 01

## Property Highlights



**10,783 SF**  
AVAILABLE SF



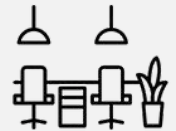
**4 DOCK HIGH SPOTS**  
EASY CONTAINER & TRAILER  
ACCESS



**18' CLEARANCE**  
& CLEAR SPAN



**6-CAR FENCED  
PARKING**  
GATED YARD



**1,800 SF**  
WELL-APPOINTED  
OFFICES



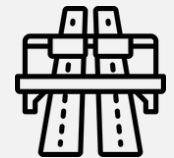
**NO MUNICIPAL BUSINESS TAX**  
UNINCORPORATED LA COUNTY



**SKYLIGHTS**  
& FOIL INSULATED CEILING



**NEW LED LIGHTING** **100 AMPS, 3-PHASE**  
ELECTRICAL SERVICE



**FREEWAY ACCESS**  
IMMEDIATE ACCESS TO  
(10), (710), (5) & (101) FWYS

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# 02

## Specs



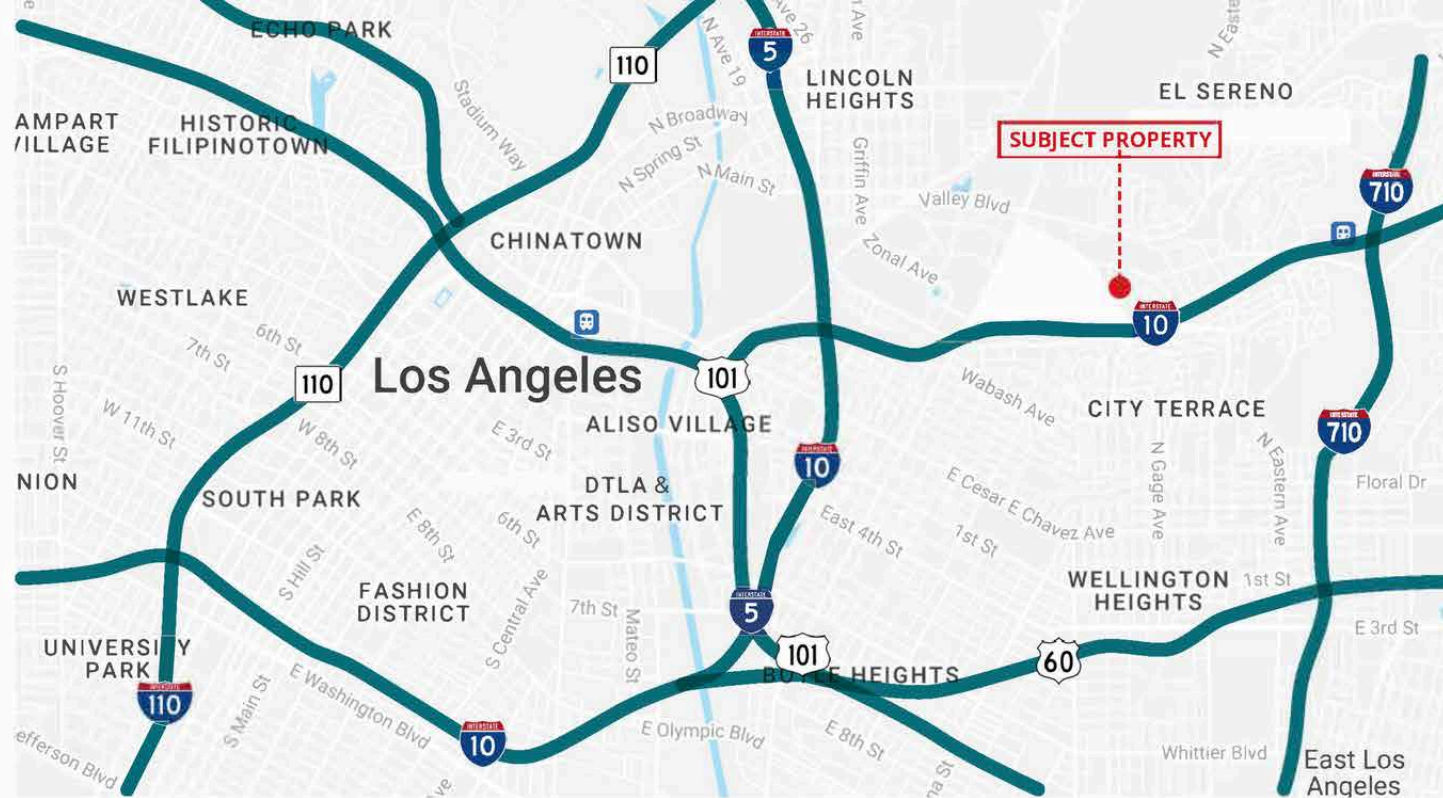
BUILDING SIZE	10,783 SF
LAND SIZE	POL
OFFICE SIZE	1,800 SF
DOCK HIGH POSITIONS	4
FENCED PARKING	6
FIRE SPRINKLERS	YES
LIGHTING	LED
SKYLIGHTS	YES
ELECTRICAL SERVICE	100A, 120/208V, 3-Ph + 60A, 240V, 3Ph
CONSTRUCTION	CONCRETE TILT-UP
ZONING	M2 LC
OCCUPANCY	NOW
LEASE RATE	\$1.29 PSF, INDUSTRIAL GROSS
CURRENT CAM	\$0.04 PSF

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# 03

## Location Highlights



IMMEDIATE ACCESS TO  
**(10), (710), (5) & (101) FREEWAYS**

QUICK & EASY ACCESS TO **DTLA**

STRATEGIC CENTRAL LOCATION  
WITH UNPARALLELED FWY ACCESS  
TO **SERVE WESTSIDE, SOUTH BAY & SAN FERNANDO VALLEY** MARKETS

**UNINCORPORATED LA COUNTY** -  
NO MUNICIPAL BUSINESS TAX

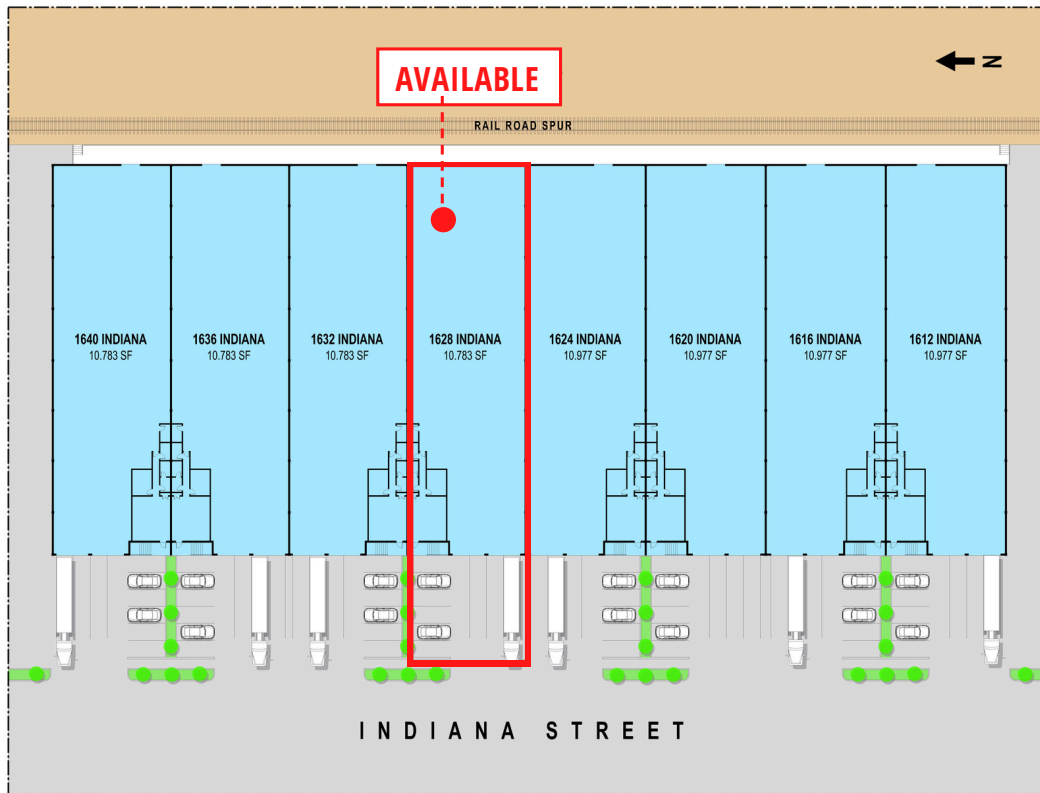


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# 04

## Property Site Plan



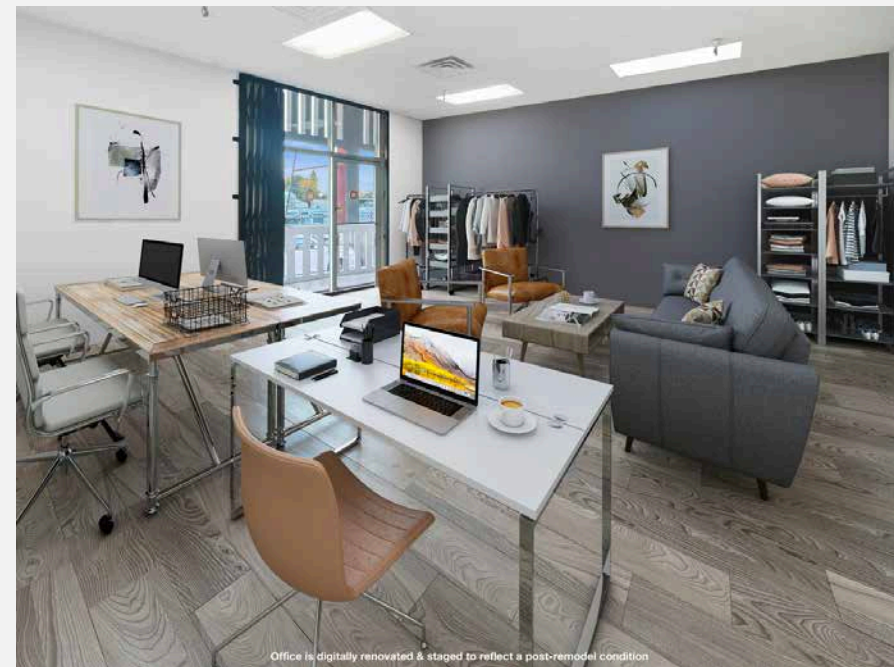
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# 05

## Photos



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**REAVIS REALTY**  
INDUSTRIAL REAL ESTATE

# 05

## Photos



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**REAVIS REALTY**  
INDUSTRIAL REAL ESTATE

# 05


## Photos



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