

RENTAL RATE REDUCTION

FREE-STANDING INDUSTRIAL BUILDING IN MARINA DEL REY

FOR LEASE

13428

Beach Avenue

MARINA DEL REY, CA 90292



BRIAN R. HART
Senior Vice President
hart@westmac.com
310-966-4359
DRE #014290000

WESTMAC

Commercial Brokerage Company

1515 S Sepulveda Boulevard
Los Angeles, CA 90025
Tel: 310-478-7700 | Fax: 310-479-3989
Company DRE#: 01096973

PROPERTY INFORMATION

ADDRESS	13428 Beach Avenue Marina Del Rey, CA 90292
BUILDING SIZE	Approximately 3,804 square feet
LAND SIZE	Approximately 4,573 square feet
RENTAL RATE	\$9,500 \$10,500 per month, modified gross
ZONING	LACM(GM)
TERM	Three [3] to five [5] years
AVAILABILITY	April 1, 2022 (<i>possibly sooner</i>)
PARKING	Secured lot in front of building, with at least five [5] parking spaces and automatic gate.



COMMENTS

- » Perfect small, free-standing building in Marina Del Rey.
- » Concrete block construction; built in 1987.
- » HVAC throughout.
- » Two [2] restrooms.
- » Kitchenette area.
- » Skylights.
- » 3-Phase power.
- » Ground-level roll-up door
- » High ceiling warehouse
- » Close to many amenities.

***SHOWN BY APPOINTMENT ONLY.**

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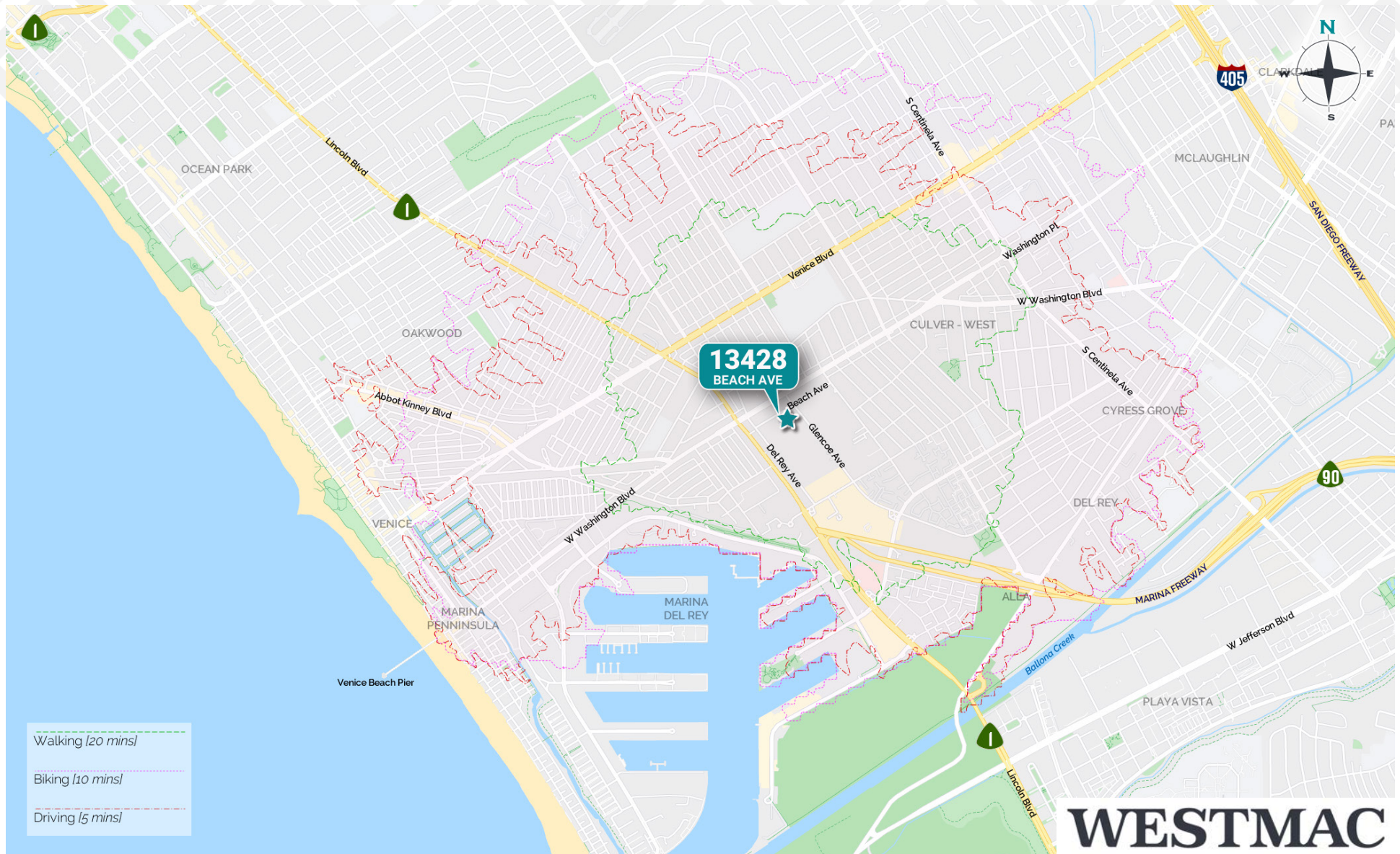
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We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FOR LEASE

AREA MAP

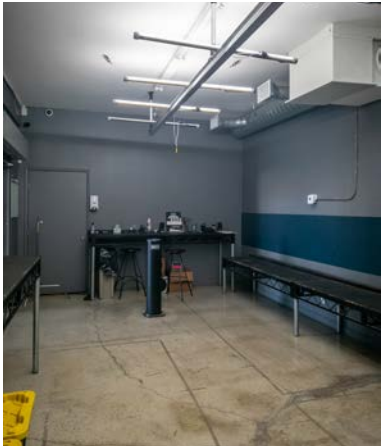
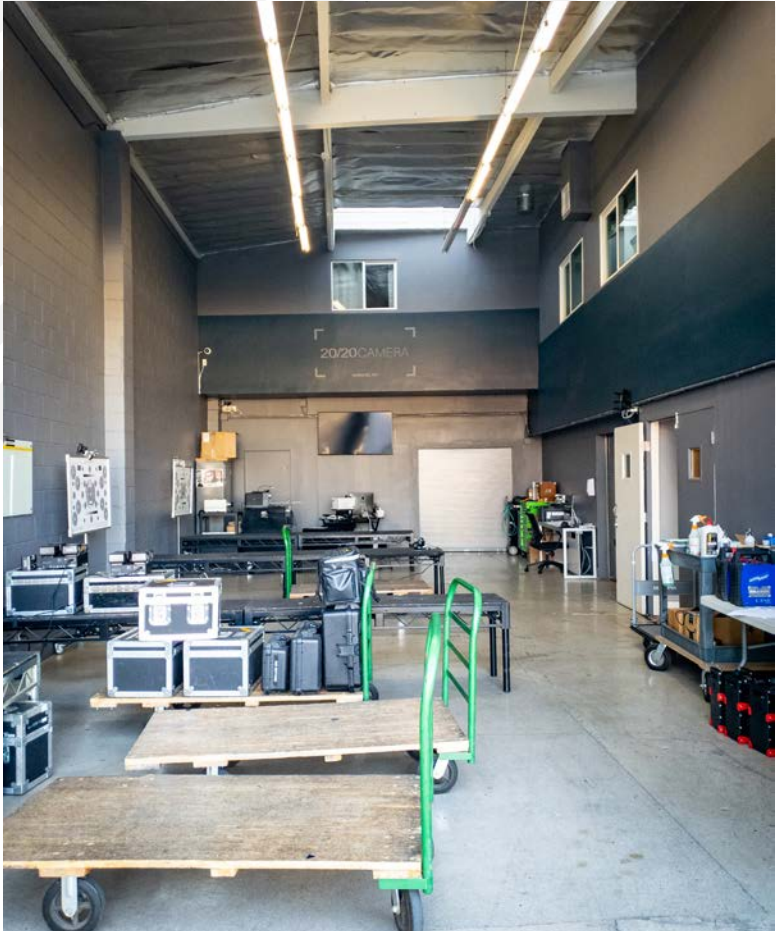
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Walking (20 mins)
Biking (10 mins)
Driving (5 mins)

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FIRST FLOOR PHOTOGRAPHS



FOR LEASE

SECOND FLOOR PHOTOGRAPHS



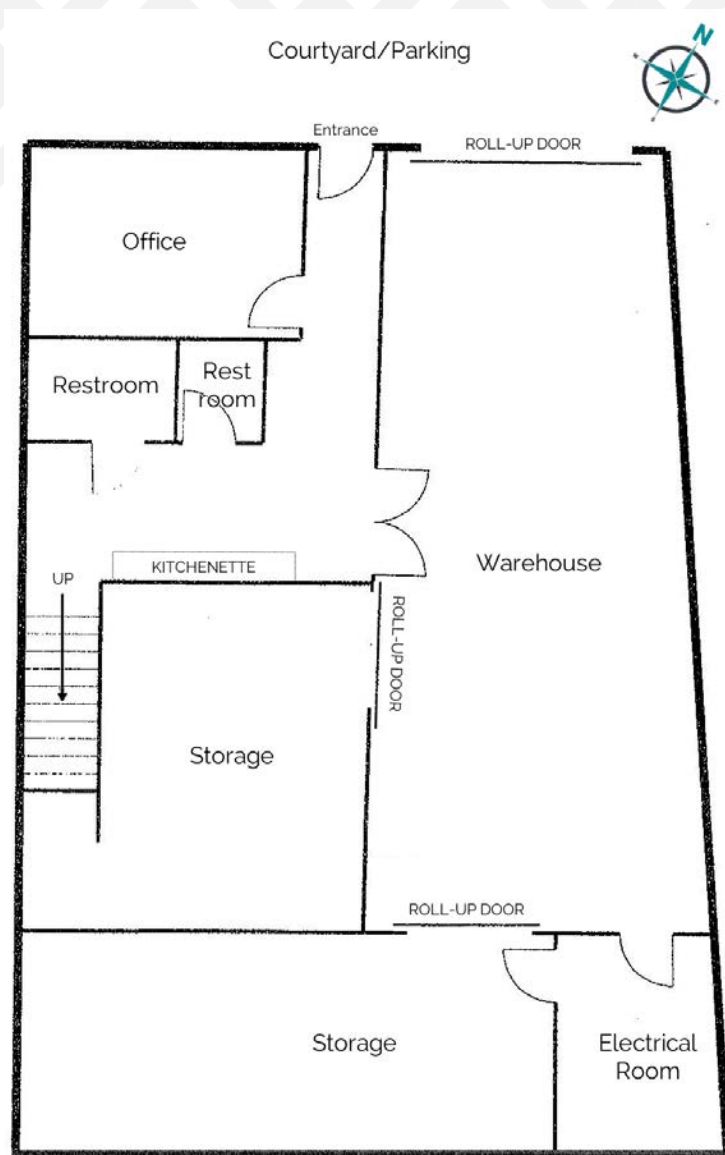
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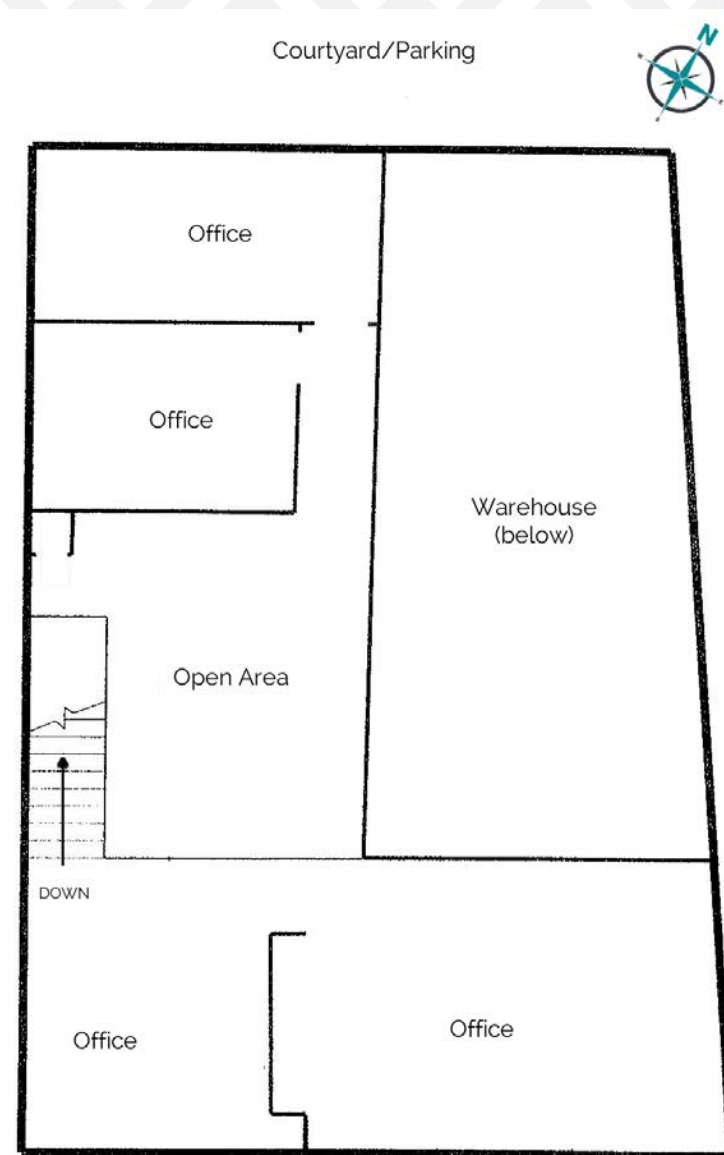
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FLOOR PLANS

13428 Beach Avenue



FIRST FLOOR

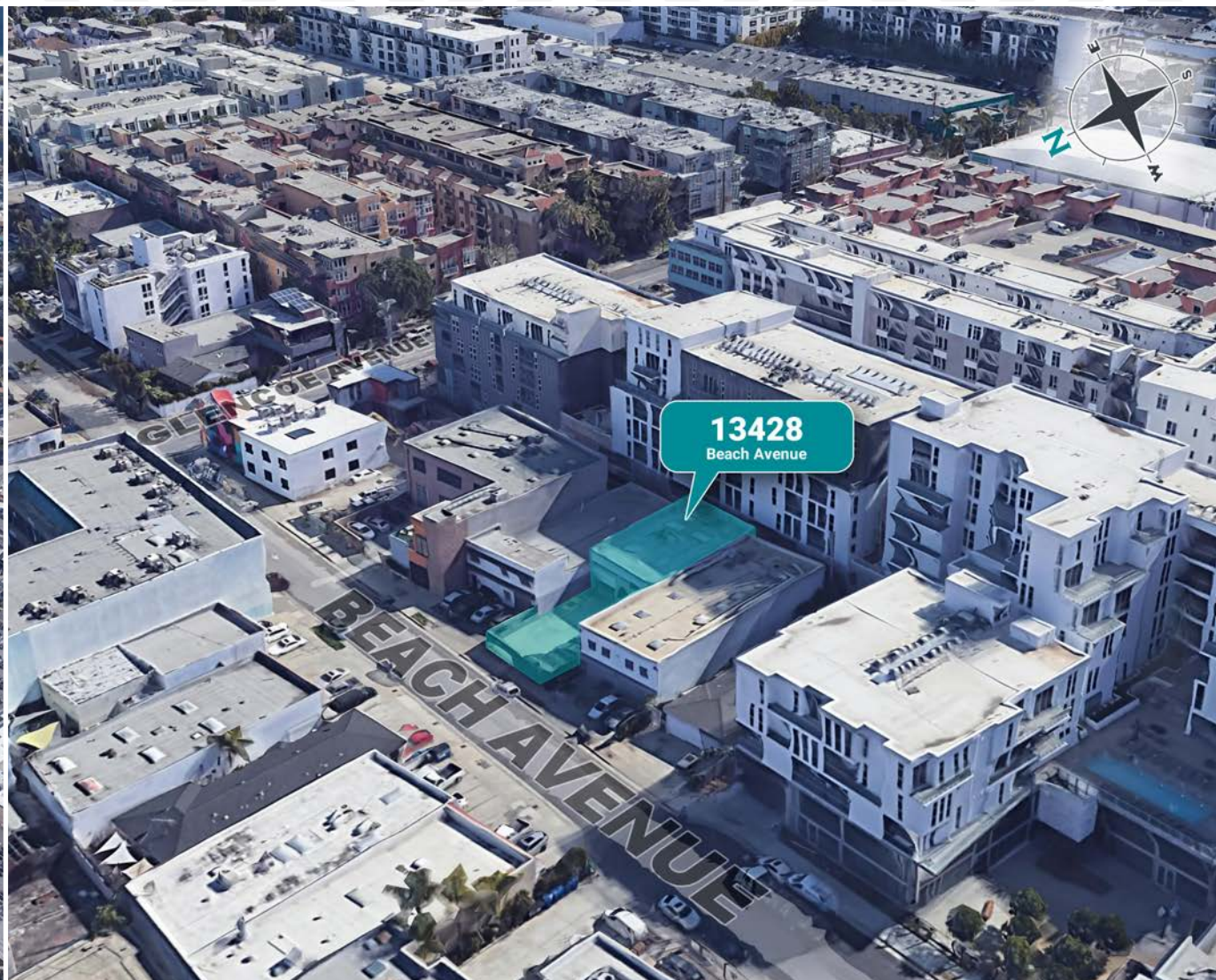
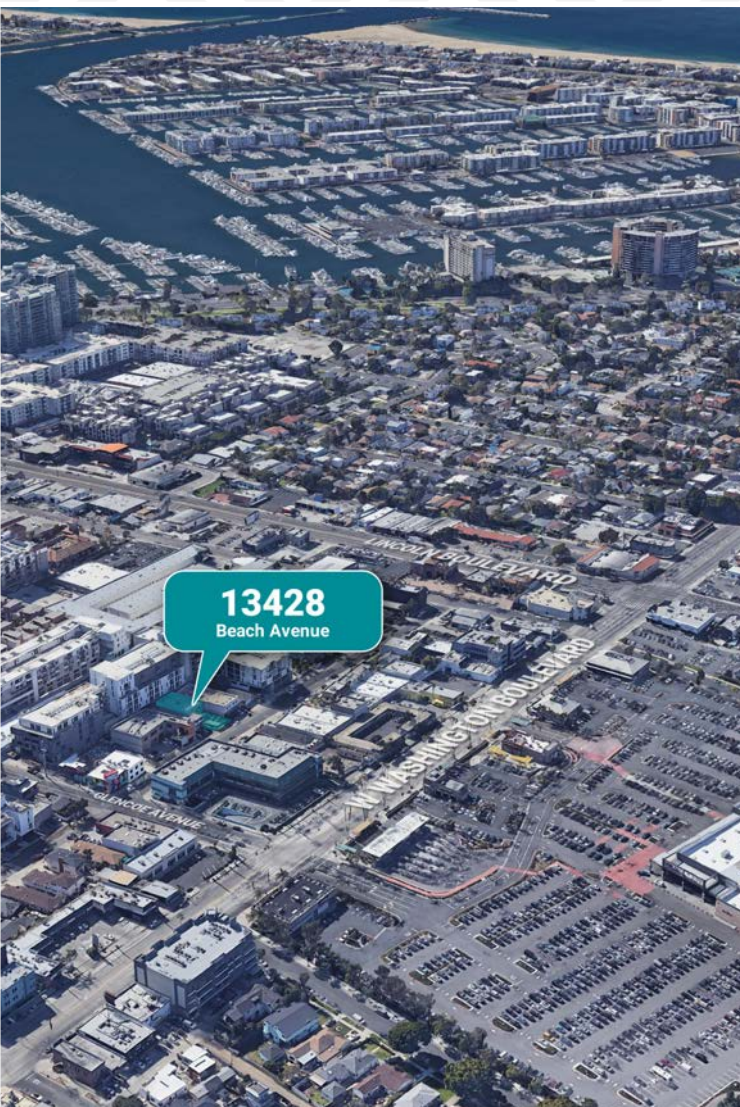


SECOND FLOOR

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AERIAL VIEWS

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