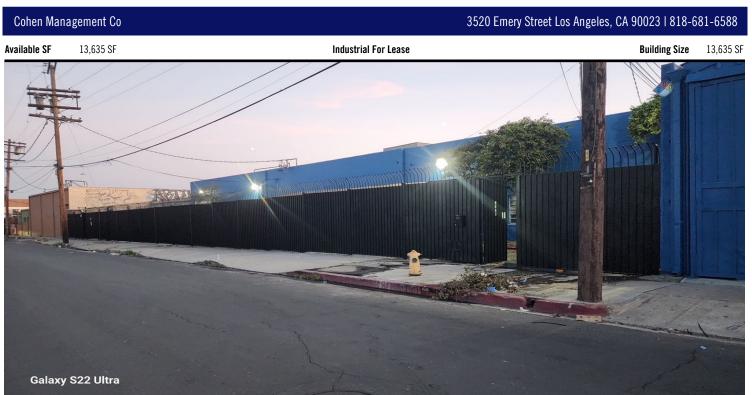
MOODY'S



Address: Cross Streets:

3520-3540 Emery St, Los Angeles, CA 90023 Emery St/Estudillo St

Secured Building w/ Extra Yard Parking Formerly Used As Legal Cannabis Grow Improvements Still In Place Can Be Removed Large Gated Yard w/ Bonus Storage Shed 15 Car Parking

East LA - Minutes To DTLA Arts District

Lease Rate/Mo:	\$14,999	Sprinklered:	No	Office SF / #:	600 SF / 4
Lease Rate/SF:	\$1.10	Clear Height:	13'	Restrooms:	4
Lease Type:	Gross	GL Doors/Dim:	5	Office HVAC:	Heat & AC
Available SF:	13,635 SF	DH Doors/Dim:		Finished Ofc Mezz:	0 SF
Minimum SF:	13,635 SF	A: 1000 V: 240 0: 3 W:		Include In Available:	No
Prop Lot Size:	0.46 Ac / 20,175 SF	Construction Type:		Unfinished Mezz:	0 SF
Term:	Acceptable To Owner	Const Status/Year Blt:	Existing / 1953	Include In Available:	No
Sale Price:	NFS			Possession:	Now
Sale Price/SF:	NFS	Whse HVAC:	Yes	Vacant:	Yes
Taxes:		Parking Spaces: 15	/ Ratio: 1.1:1	To Show:	Call broker
Yard:	Fenced / Paved	Rail Service:	No	Market/Submarket:	CBD
Zoning:	M3-1-CUGU	Specific Use:	Warehouse/Distribution	APN#:	5192016008
Listing Company:	Cohen Management Co				
Agents:	Ron Cohen 818-681-6588				
Listing #:	39315712	Listing Date:	11/27/2023	FTCF: No Agreement On File	
Notes:	Ron Cohen is not a member of AIR CRE. Please verify all information. No listing agreement is on file at AIR CRE. Protect yourself regarding commission.				

Ron Cohen warehousebrokers@gmail.com 818-681-6588

