

# FOR LEASE

## BUILD TO SUIT FOOD PROCESSING OR COLD STORAGE FACILITY ±3,000 SF INDUSTRIAL BLDG ON ±2,500 SF OF LAND



**5196 ALHAMBRA AVE | LOS ANGELES | CA 90032**

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“You Call It” - Build to Suit Food Processing or Cold Storage



Excellent Location for an Up-&-Coming Incubator Business



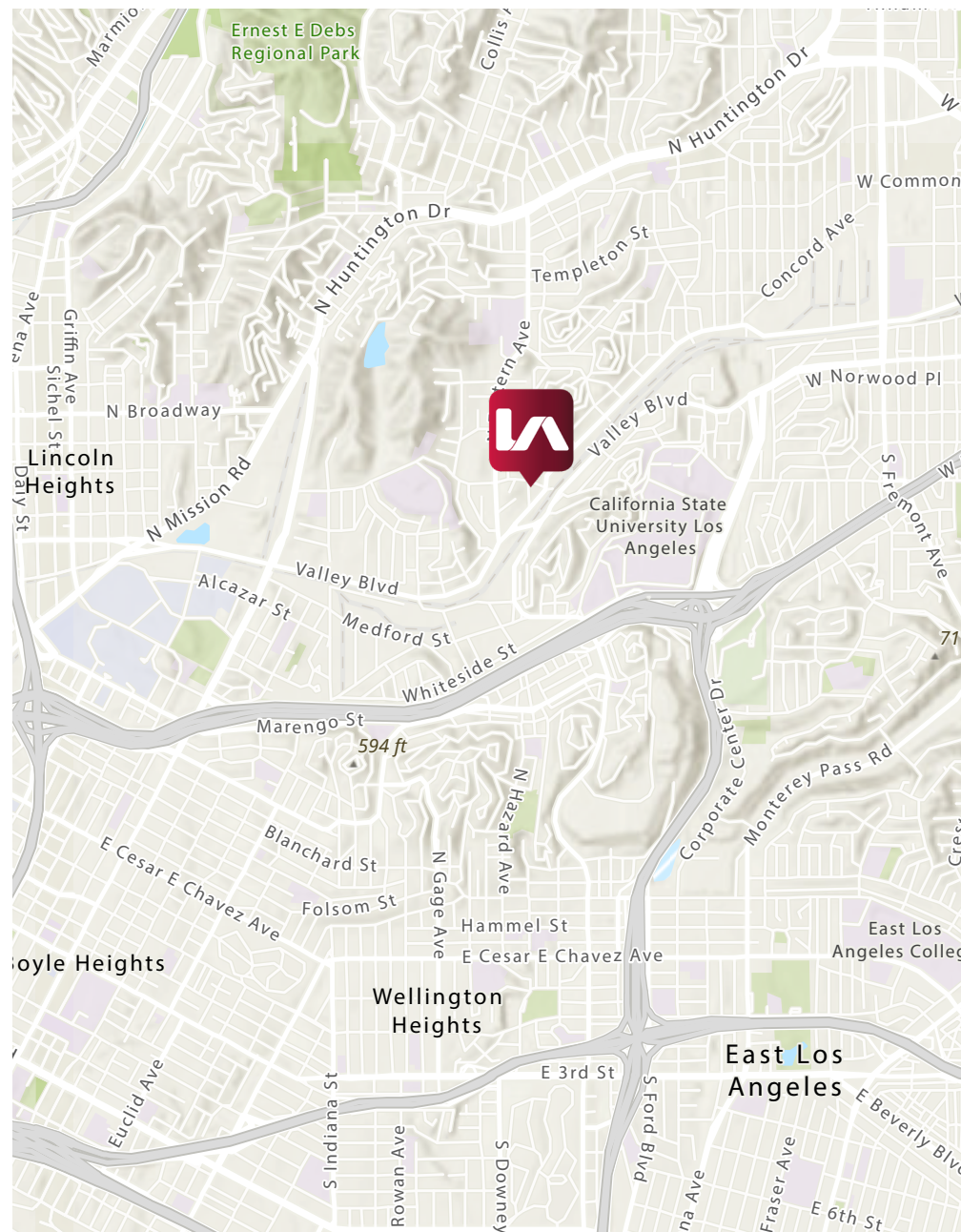
Possible Mixed-Use Capabilities (Retail & Industrial)



Upstairs Can Be Converted Into an Apartment for Live/Work

## Property Information

Available SF	±3,000 SF	Vacant	Yes
Minimum SF	±3,000 SF	For Sale	No
Clear Height	11'	Parking Spaces	0
Sprinklered	No	Rail Service	No
Prop Lot Size	±2,500 SF	GL Doors	3
Term	Acceptable to Owner	DH Doors	0
Yard	N/A	Construction Type	Masonry
Lease Type	NNN	Year Built	1942
Office	±500 SF	Specific Use	
Restrooms	2	Warehouse AC	
Finished Office Mezzanine	500 SF	Zoning	LAMR1
Included in Available	Yes	Market/Submarket	Outlying Los Angeles
Unfinished Mezzanine	N/A	APN	5216-022-010
Possession Date	30 Days	Power	

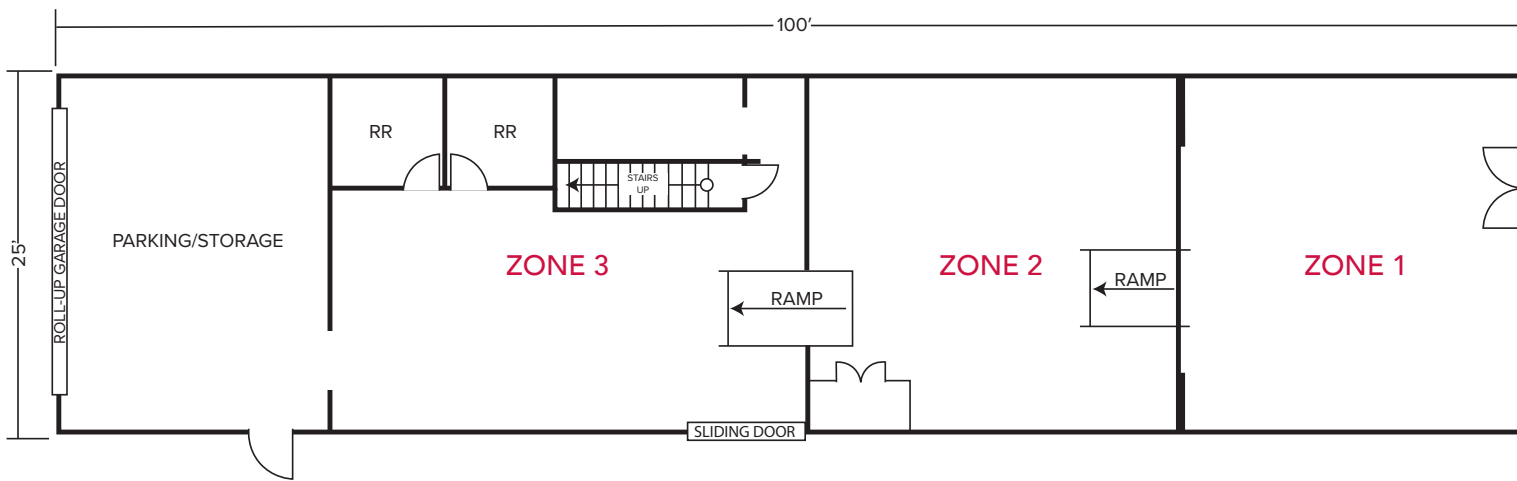


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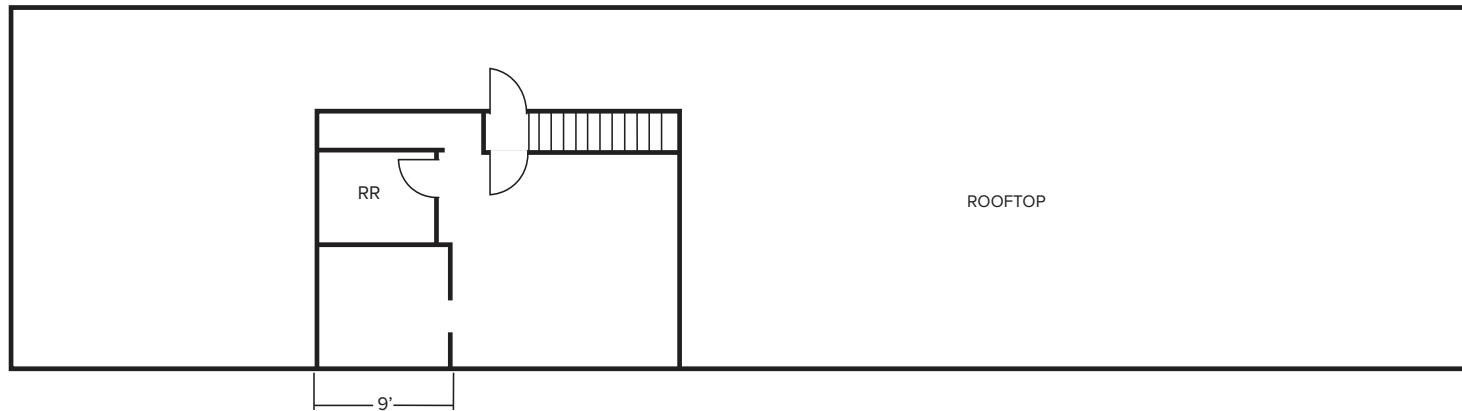
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## SITE PLAN

### GROUND FLOOR PLAN



### LEVEL 2 FLOOR PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.