

Available SF 20,000 SF

Industrial For Lease

Building Size 20,000 SF



Address: 7522 Maie Ave, Los Angeles, CA 90001

Cross Streets: Florence Ave/Compton Ave

Fabulous 2017 Construction w/ 100' Clear Span - No Posts
Less Than 1/4 Mile from Metro A Line Florence Ave Platform
Six Big Grade Level Doors on 3 Side of Building
Great Natural Light Via Skylights & Front Windows
Private Fenced Yard, Sprinklered, LED Lighting
800 Amp, 277/480 Volt, 3 Phase Power

Lease Rate/Mo: \$17,000
Lease Rate/SF: \$0.85
Lease Type: Gross
Available SF: 20,000 SF
Minimum SF: 20,000 SF
Prop Lot Size: 0.88 Ac / 38,190 SF
Term: 3 Years w/ Periodic COLA's
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced/Paved
Zoning: MU-3

Sprinklered: Yes
Clear Height: 16'-24'
GL Doors/Dim: 6 / 14'x14'
DH Doors/Dim: 0
A: 800 V: 277/480 O: 3 W: 4
Construction Type: STEEL
Const Status/Year Blt: Existing / 2017
Whse HVAC: No
Parking Spaces: 24 / **Ratio:** 1.2:1/
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 765 SF / 3
Restrooms: 2
Office HVAC: Heat & AC
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: Outlying Los Angeles
APN#: 6021-019-023

Listing Company: Dorin Realty Company
Agents: [Mark Whitman 213-627-0007](mailto:mwhitman@dorinrealty.com)

Listing #: 42624932

Listing Date: 05/20/2025

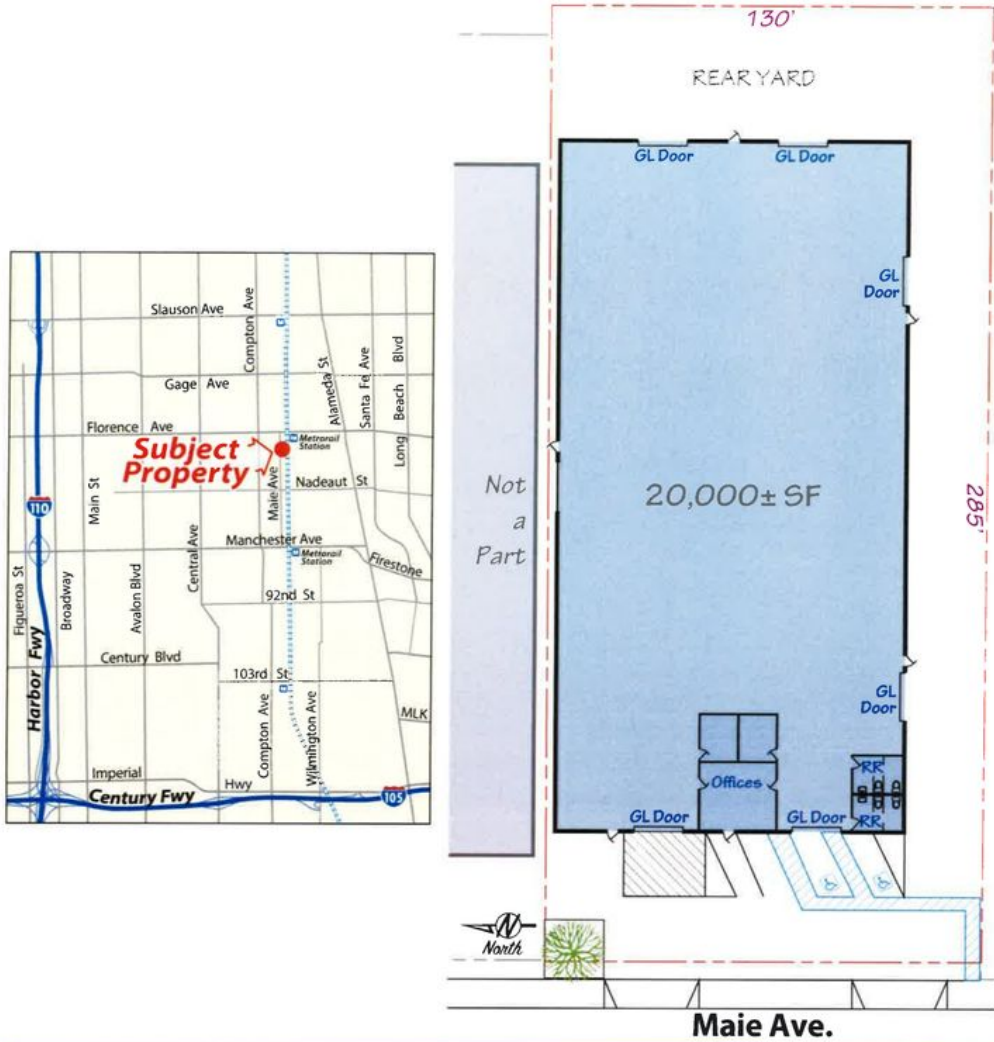
FTCF: AP250Y175S000/A0AA

Notes: All details must be verified. 2nd electrical service 200 amp, 220/208, 1 phase, LED lighting. Property located in an Opportunity Zone.



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7522 Maie Avenue, Los Angeles, CA 90001





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The information contained herein is from sources we believe to be reliable but, we do not guarantee its accuracy. All measurements & dimensions are approximations and are not to scale. Clients are encouraged to verify their accuracy.



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