

**Signage Available!!!**

**Many Recent Updates!!!**

**Secured Rear Lot!!!**

LOCATION:	13413 S. Broadway, Los Angeles, Ca 90061
SIZE:	8,924 +/- sq ft of building on 16,117 +/- sq ft of land
RENTAL RATE:	<b>New Lower Price!!!</b> \$10,500.00 per month, MG (\$1.17 per sq ft)
AVAILABLE:	Immediate
PARKING:	Comes with six (6) +/- parking spaces and a secured rear lot with ample street parking available
COMMENTS:	<ul style="list-style-type: none"><li>* M-zoned property</li><li>* 14 ft height clearance with two front (2) loading doors (11x13) and two (2) rear loading doors</li><li>* Approximately 1,100 +/- sq. ft. with two (2) private offices, reception and waiting area</li><li>* 240 V/3 phase power w/400 amps*</li><li>* Four (4) restrooms</li><li>* Prior use was a Paint Coating Company with an H-2 room</li></ul>

### FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

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*\*Lessee to verify*

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