

911-931
E 59TH STREET
LOS ANGELES • CA 90001

**±28,820 SF INDUSTRIAL BUILDING
ON ±75,765 SF LAND FOR LEASE**

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE



Located in the heart of South Los Angeles, 911-931 E 59th Street offers $\pm 28,820$ SF of functional industrial space on a $\pm 75,765$ SF gated lot, featuring 16' clear height, 4 ground-level doors, 2 dock-high doors, and $\pm 2,800$ SF of office space. The property includes a fenced and paved yard with flexible zoning (LAM2) that allows for cannabis use. This secured, rod iron gated facility is available immediately and can be combined with the neighboring parcel at 935 E 59th Street for a total of $\pm 82,391$ SF

LEASE RATE:

\$30,306/Mo.



**Heavy Power Possible
(Up to 5000 Amps)**



Excess Yard with Dock High Loading



**Can Combine with
935 E 59th St
($\pm 82,391$ SF Total)**



Secured, Rod Iron Gated Facility



Cannabis Use Possible

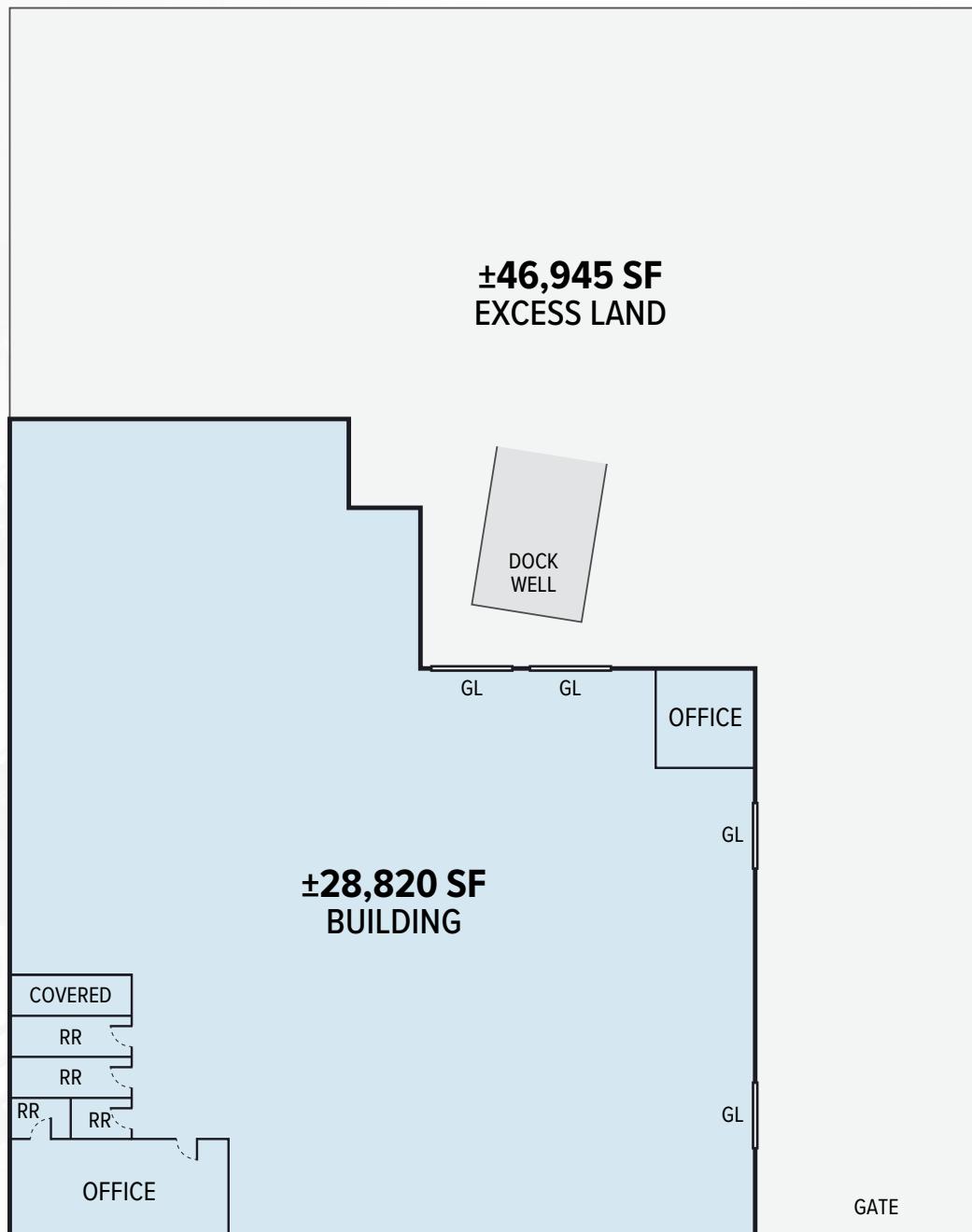
PROPERTY HIGHLIGHTS

PROPERTY SITE PLAN

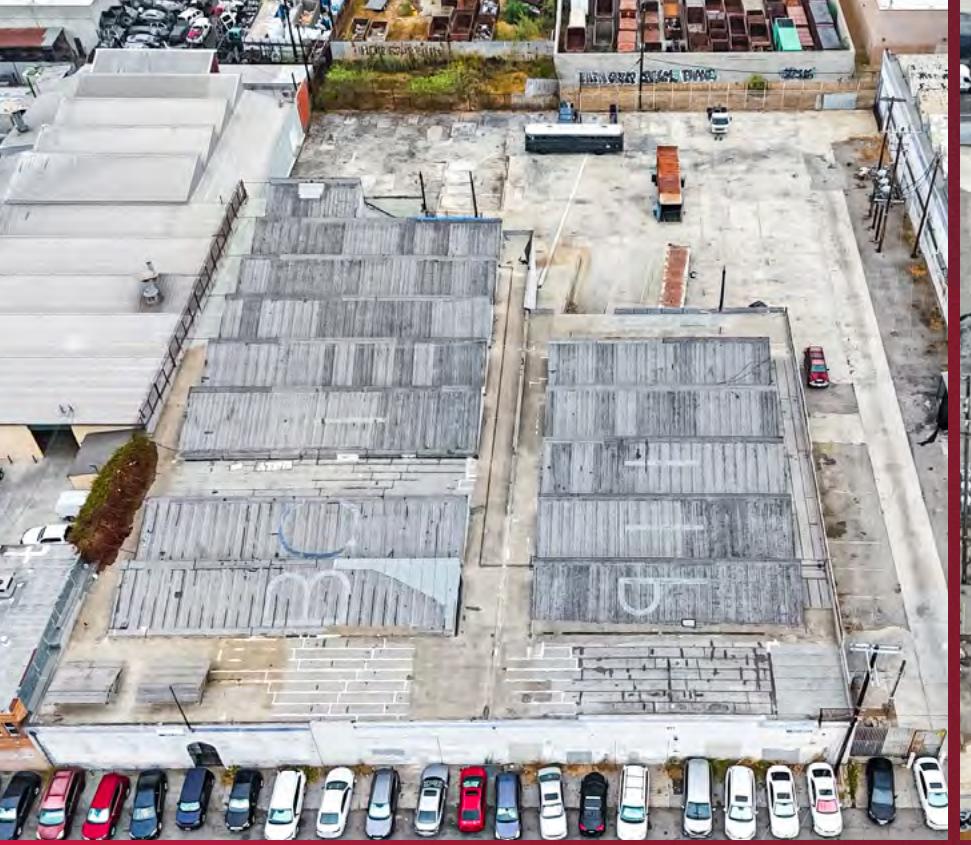


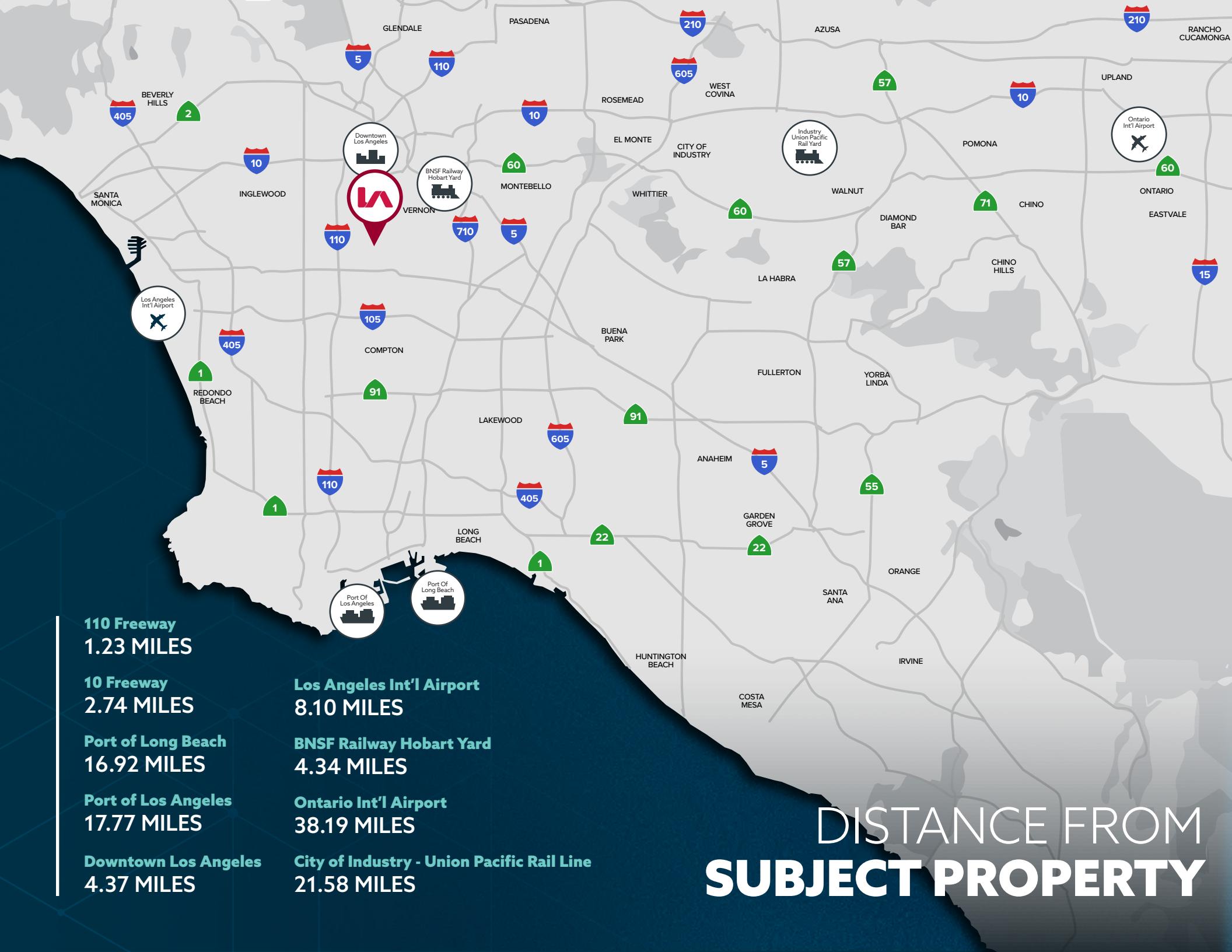
PROPERTY INFORMATION

Available SF	±28,820 SF
Prop Lot Size	±75,765 SF / ±1.74 Ac
Office Size	±2,800 SF
APNs	6007-003-013 & 6007-003-012
Zoning	LAM2
Year Built	1924
Construction Type	Brick
Yard	Fenced & Paved
Restrooms	4
Clear Height	16'
GL Doors	4
DH Doors	2
Sprinklered	Yes
Power	A: 200 V: 120/240 Ø: 1 W: 3
Term	Acceptable to Owner
Possession Date	Now
Vacant	Yes
Market/Submarket	LA South

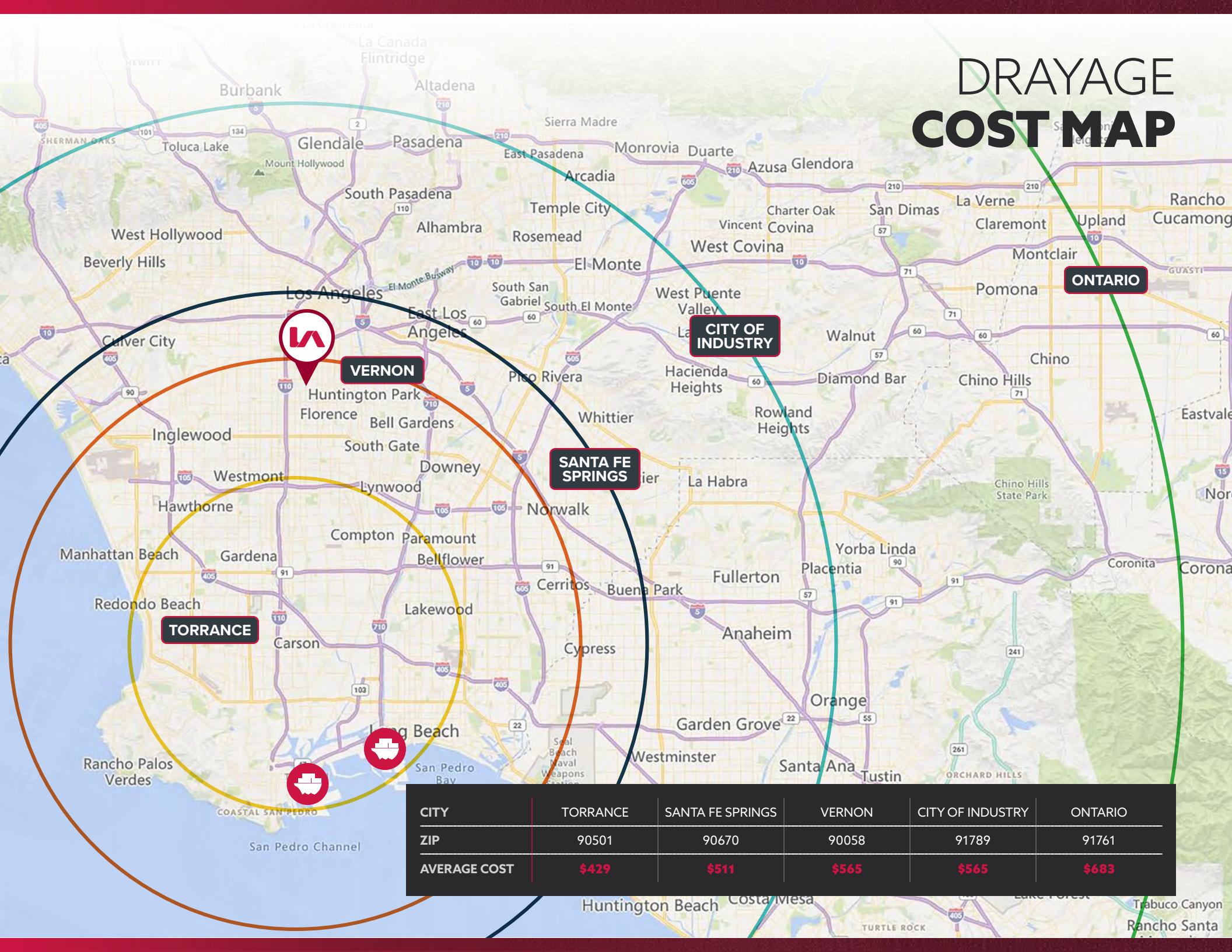


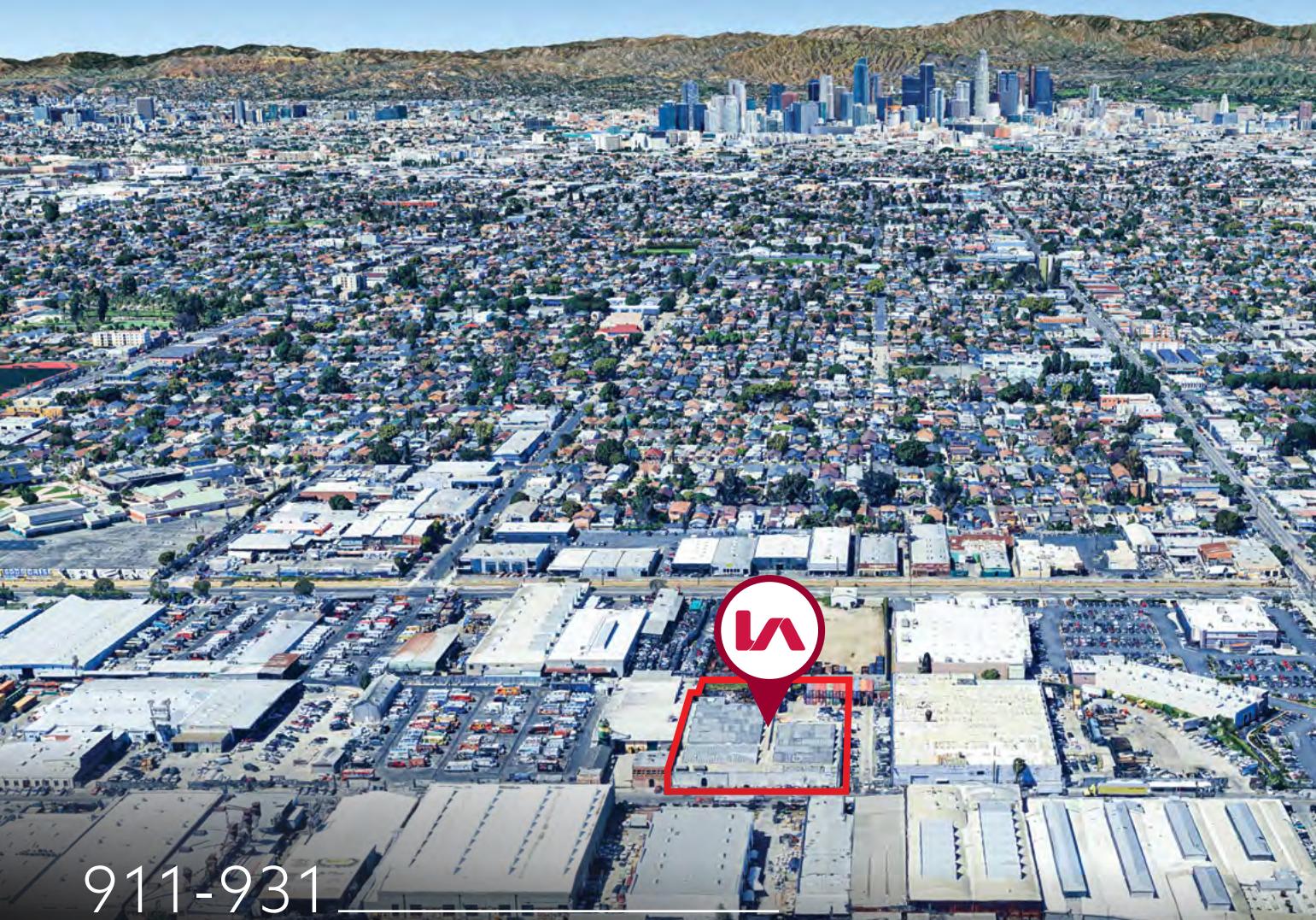
PROPERTY PHOTOS





DRAYAGE COST MAP





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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.