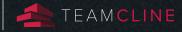


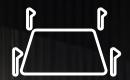
For More Information, Please Contact

## **Miles Solomon**

Senior Vice President & Land Specialist msolomon@lee-associates.com 323.922.3736 LIC NO 02099423 ±23,000 SF OF LAND FOR LEASE





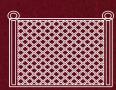


1404 N. Broadway in Los Angeles offers approximately 0.53 acres (23,000 SF) of industrial land for lease, ideally positioned at N. Broadway and Solano Avenue in the LA Central market area. The site is highly secure with a 12-foot perimeter wall, electric gates, fencing, lighting, and compacted aggregate throughout, making it an excellent contractor yard or lay-down yard. Utilities include water and electricity, while gas, sewer, and fiber are not available. Zoned LAMR2, the property provides a flexible industrialuse environment with convenient access to major corridors. Tenants must verify all details including land square footage, zoning, permitted uses, ADA compliance, utilities, parking access, encroachments, and taxes, and must obtain a business license and confirm zoning and use.









Fenced, Lit



Compacted Aggregate



Convenient Location

Available SF	0.53 AC / ±23,000	
Yard	Yes	_
For Sale	NFS	_ 2
Specific Use	Industrial	
Warehouse AC	No	
Zoning	LAMR2	<u> </u>
Market/Submarket	LA Central	 _ L
APN	5414-016-002	_ (
		_

## N BROADWAY SHARED 1404 N BROADWAY (±23,000 SF) NOT A PART

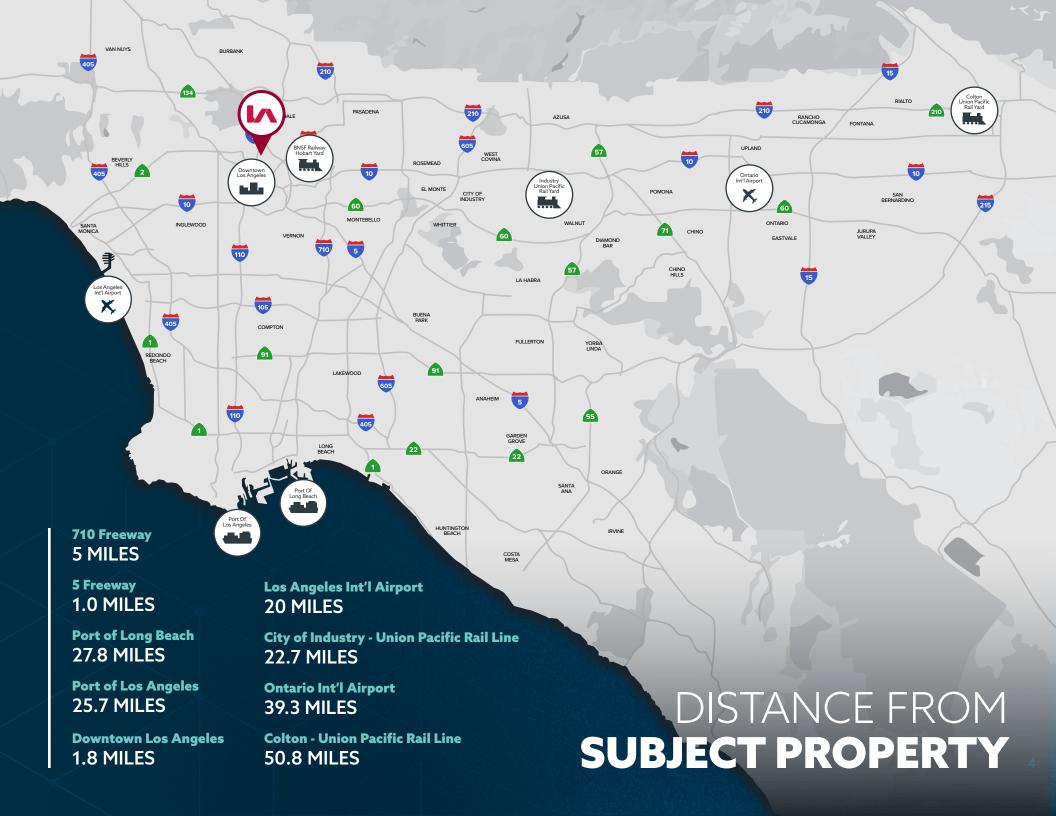


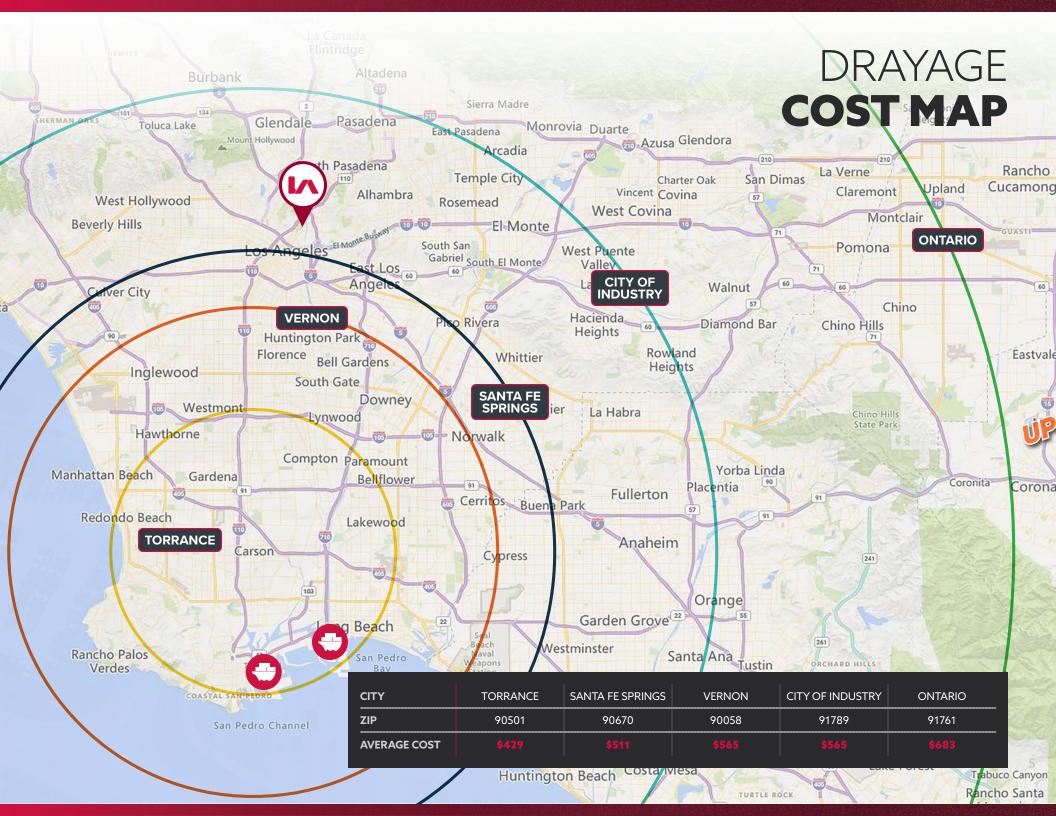














Lee & Associates | Downtown Los Angeles

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LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM

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.