

INDUSTRIAL WAREHOUSE WITH YARD FOR LEASE



RENT REDUCED

Half Rent (\$0.425/SF) for the First 3 Months!

±9,000 SF Warehouse on ±10,000 SF of Land
3045 E 11th Street, Los Angeles, CA 90023

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM

Property Details

Building Size:	±9,000 SF
Land Size:	±10,000 SF
Year Built:	1949
Construction:	Masonry
Ceiling Clearance:	13'
Ground Level Loading Doors:	2: 10x10 & 10x12
Power:	400A/120-240V/3Ph 4W
Parking:	±10 Surface Spaces
Restrooms:	4
Zone:	LA M2

Property Highlights

- Functional warehouse facility with yard and multiple roll-up loading doors
- Suitable for a wide range of industrial & creative uses: Manufacturing, flex, lab, R&D, etc.
- Previously used for garment manufacturing
- Located one block south of Olympic Blvd and four blocks east of Soto Street
- One-half mile south of the I-10, I-5, 101 & 60 Freeway interchange

First 3 Months: \$3,825 Per Month (\$0.425 Per SF Gross)

Then: \$7,650 Per Month (\$0.85 Per SF Gross)



3045 E 11th Street, Los Angeles, CA 90023

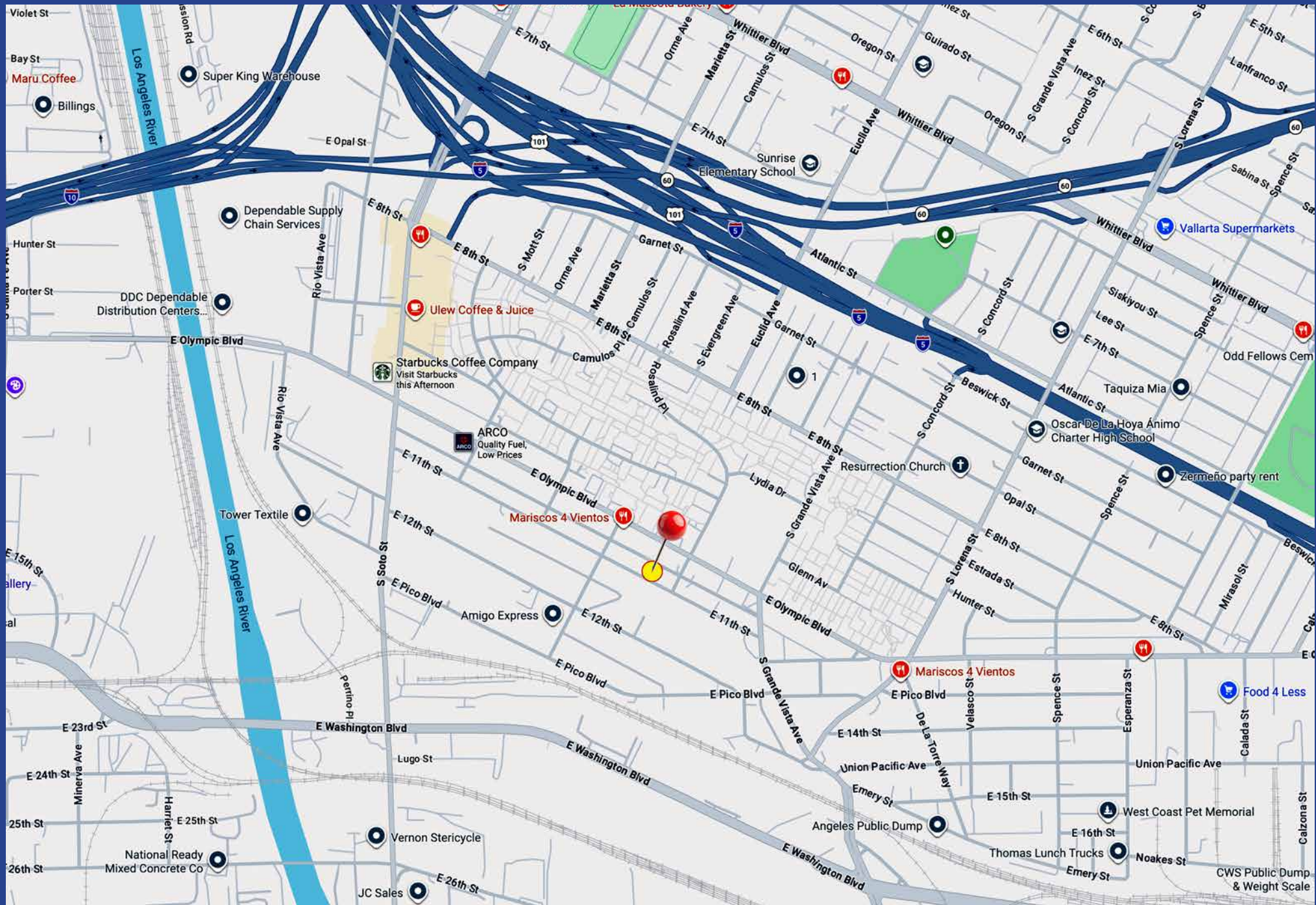




Aerial Photo



Area Map



**3045 E 11th Street
Los Angeles, CA 90023**

**±9,000 SF Warehouse
±10,000 SF of Land**

**Includes Small Yard and
Parking for ±10 Vehicles**

Rent Reduced
Half Rent for First 3 Months!

Exclusively offered by:

Jamie Kennedy

Sales Associate

412.589.2751

jamie@majorproperties.com

DRE LIC. 02426913



Ryan Kirschner

Sales Associate

323.538.2882

ryan@majorproperties.com

DRE LIC. 02317290



Anthony S Behar

Executive Vice President

310.880.2329

anthony@majorproperties.com

DRE LIC. 01368565



The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.