

FOR LEASE

EL JEFE  
5800

**16,600 SF  
INDUSTRIAL SPACE  
WITH 3 DOCK HIGH  
LOADING**

5800 S HOOVER STREET , LOS  
ANGELES, CA 90044

The  
**Blackmar**  
Group

Mark Zakarian, CCIM | 818.468.1377 | DRE #01992638

# EXECUTIVE SUMMARY



**3000LBS FREIGHT ELEVATOR**

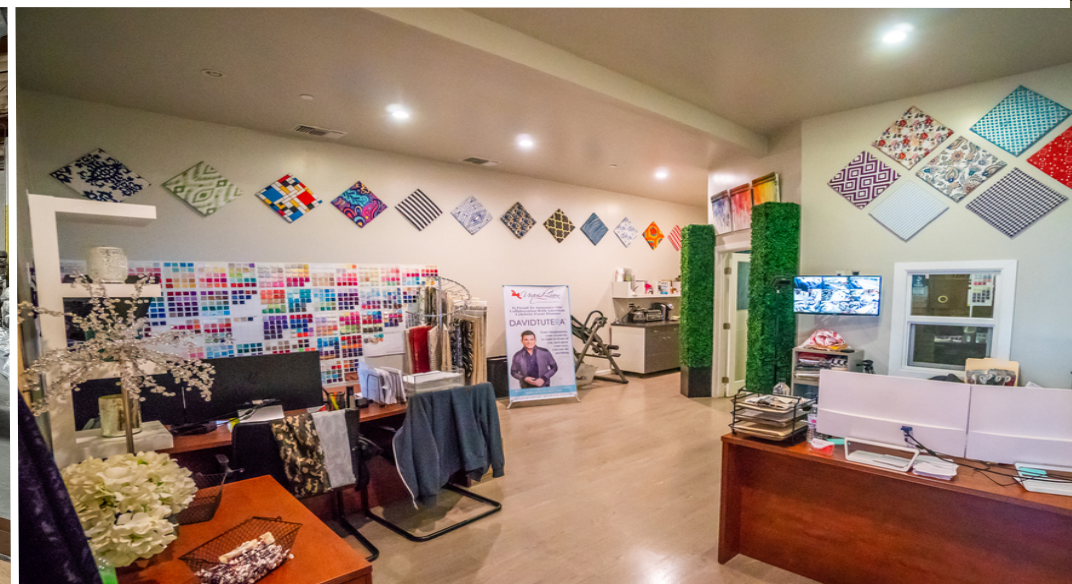
## OFFERING SUMMARY

Available SF:	16,600 SF
Lease Rate:	<b>\$.86 PSF Gross</b>
Ceiling Height:	12'-18'
Loading:	3 Dock High
Sprinkler:	Yes
Bathroom:	3
Office SF:	1,000 SF
Floors:	2
Freight Elevator:	Yes
Lot Size:	0.21 Acres
Parking:	9 Spaces

## PROPERTY HIGHLIGHTS

- The building is comprised of 2 floors: Ground Floor: 8,300 SF of 18' high ceiling warehouse space ideal for warehousing. Basement: 8,300 SF of 12' high ceiling warehouse ideal for manufacturing.
- Freight Elevator Available **3000 lbs**
- **Directly located off 110 Freeway Slauson Exit**
- **Corner location with major exposure on Slauson and Hoover intersection.**
- **Additional metal shed (not included in square footage) available for additional storage.**
- **Special building features include an executive suite, employee lunch room, and kitchenette,**
- **Air conditioned warehouse possible.**
- **Major street and sidewalk improvement completed by LA METRO**

ADDITIONAL PHOTOS



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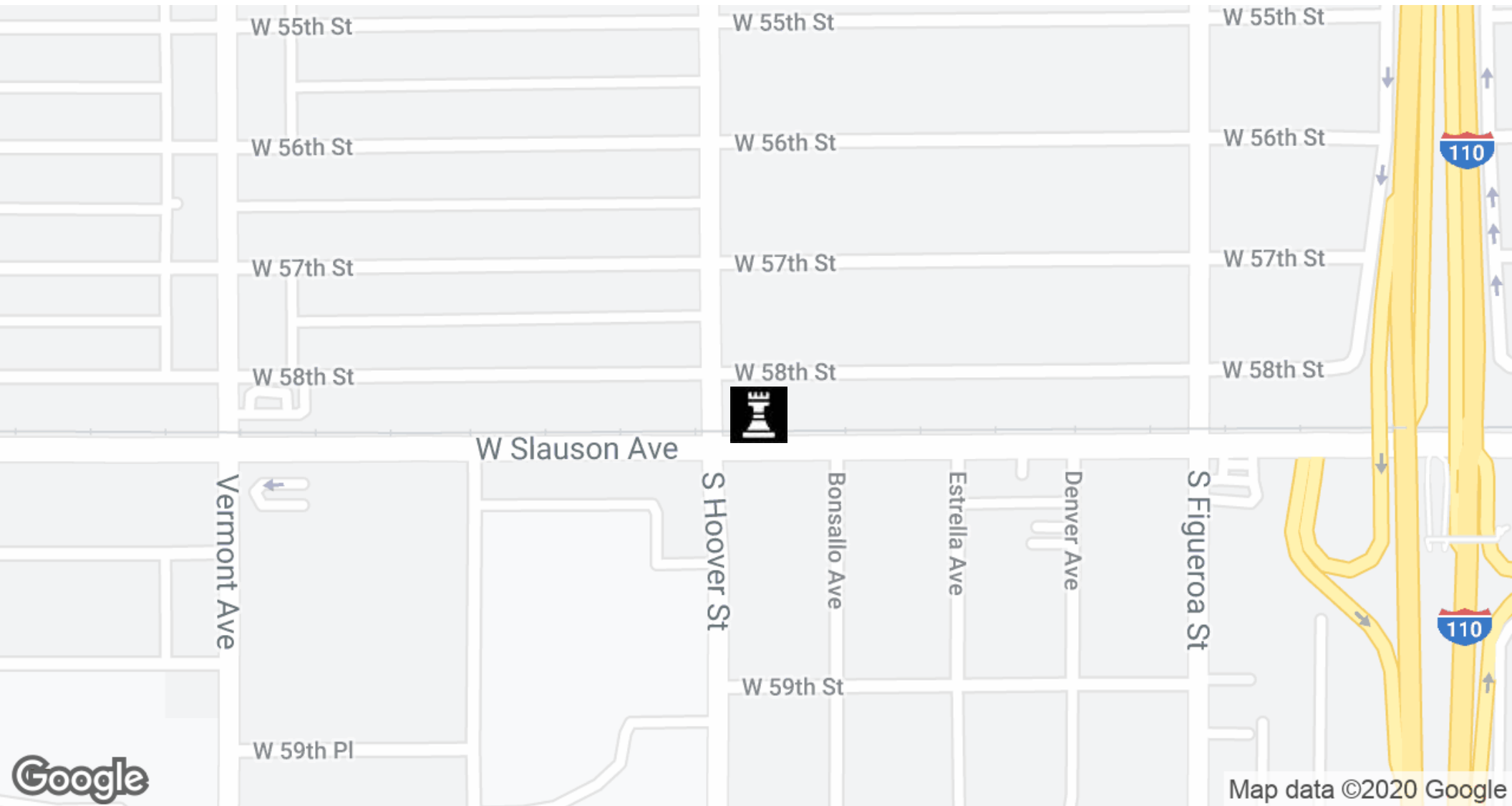
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