



**Property Name:** Airport Business Center  
**Address:** 303 N Oak St, Inglewood, CA 90302  
**Cross Streets:** N Oak St/W Florence Ave

Master Planned/Lower Westside/Parklike Environment  
 Immediate Access to 405/LAX/Culver City & Marina del Rey  
 2 Truck High Loading Positions/20' Clear Height  
 Sprinklered/11 Car Parking/1,950 SF of Corporate Offices  
 Professionally Owned & Managed

<b>Lease Rate/Mo:</b>	\$19,846	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	1,950 SF / 5
<b>Lease Rate/SF:</b>	\$1.90	<b>Clear Height:</b>	20'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross / Op. Ex: \$0.20	<b>GL Doors/Dim:</b>	0	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	10,445 SF	<b>DH Doors/Dim:</b>	2 / (1) 20'x14'	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	10,445 SF	<b>A: 100 V: 277/480 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	5-10 Years w/CPI	<b>Const Status/Year Blt:</b>	Existing / 1976	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	09/01/2024
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 11 / Ratio: 1.1:1</b>		<b>Vacant:</b>	No
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	LAX Area
<b>Zoning:</b>	M1			<b>APN#:</b>	4018-005-019

**Listing Company:** The Klabin Company

**Agents:** [Courtney Bell 310-329-9000](mailto:Courtney.Bell@klabin.com), [Matt Stringfellow 310-329-9000](mailto:Matt.Stringfellow@klabin.com)

**Listing #:** 40629795

**Listing Date:** 06/25/2024

**FTCF:** CB250Y150S000/AOAA

**Notes:** Roll up door height: 13'-10". Individual DRE Lic #'s 01029708, 01410219. Lessee to verify all information contained herein.



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**KLABIN.COM**

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SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE

