

**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

Yes

20'

0

2 / (1) 20'x14'

Existing / 1976

TILT UP

Lease Rate/Mo: \$19,846 Lease Rate/SF: \$1.90

Lease Type: Gross / Op. Ex: \$0.20

Available SF: 10,445 SF
Minimum SF: 10,445 SF
Prop Lot Size: POL

Term: 5-10 Years w/CPI

Sale Price: NFS
Sale Price/SF: NFS

Taxes:

Yard: No Zoning: M1

Whse HVAC:

Parking Spaces: 11 / Ratio: 1.1:1
Rail Service: No

Specific Use: Warehouse/Distribution

Office SF / #: 1,950 SF / 5

Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No

Possession: 09/01/2024

Vacant: No
To Show: Call broker
Market/Submarket: LAX Area

APN#: 4018-005-019

**Listing Company:** The Klabin Company

Agents: Courtney Bell 310-329-9000, Matt Stringfellow 310-329-9000

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.

Sprinklered:

Clear Height:

GL Doors/Dim:

DH Doors/Dim:

**Construction Type:** 

Const Status/Year Blt:

A: 100 V: 277/480 0: 3 W: 4

AIRCRA

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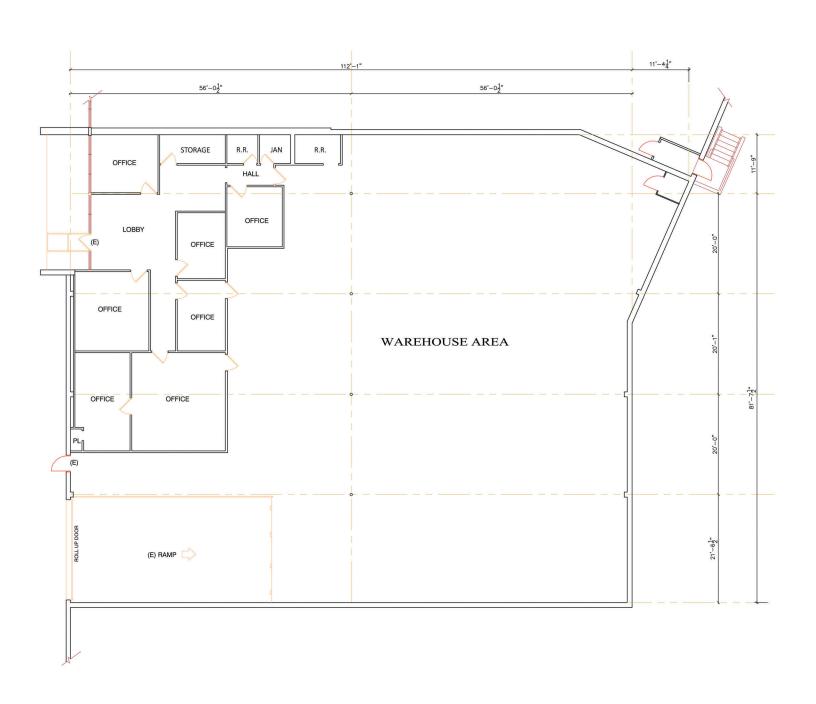
## **KLABIN.COM**

19700 S. VERMONT AVENUE, SUITE 100 TORRANCE, CA 90502 DRE 00824993

310.329.9000









**COURTNEY R. BELL** Principal 310.329.9000 X1150 courtneyb@klabin.com Lic. 01029708

MATT STRINGFELLOW, SIOR