

INDUSTRIAL PROPERTY FOR LEASE

Warehouse/Manufacturing/Multi-Use

AVAILABLE SQ.FT.: 12,048 ±



1407-1409 W WASHINGTON BLVD, LOS ANGELES, CA 90007

PROPERTY HIGHLIGHTS

- 2-story warehouse/manufacturing/multi-use facility
- Great for garment use, retail, wholesale, etc.
- 6,000 sq.ft. second floor
- 2000 lb. freight elevator
- Up to 60 car parking available with adjacent neighbor
- Ground level loading and 400 amps power service
- Excellent location 2 blocks west of Hoover Street
- Lease rental: \$9,036 per month (\$0.75 per sq.ft. MG)
- Term: 3-5 years
- Property tax: \$29,186 | Insurance: \$9,180 (2020-2021)

PROPERTY DETAILS

Available Area	12,048 ± Sq.Ft.
Zone	LA CM
Year Built	1940
Construction	Frame & Stucco
Ceiling Height.....	14' ±
Parking	Street
Power	400A/240V/3-Phase
Ground Level Loading.....	1: 10x14
Restrooms.....	4

For More Information, Please Contact

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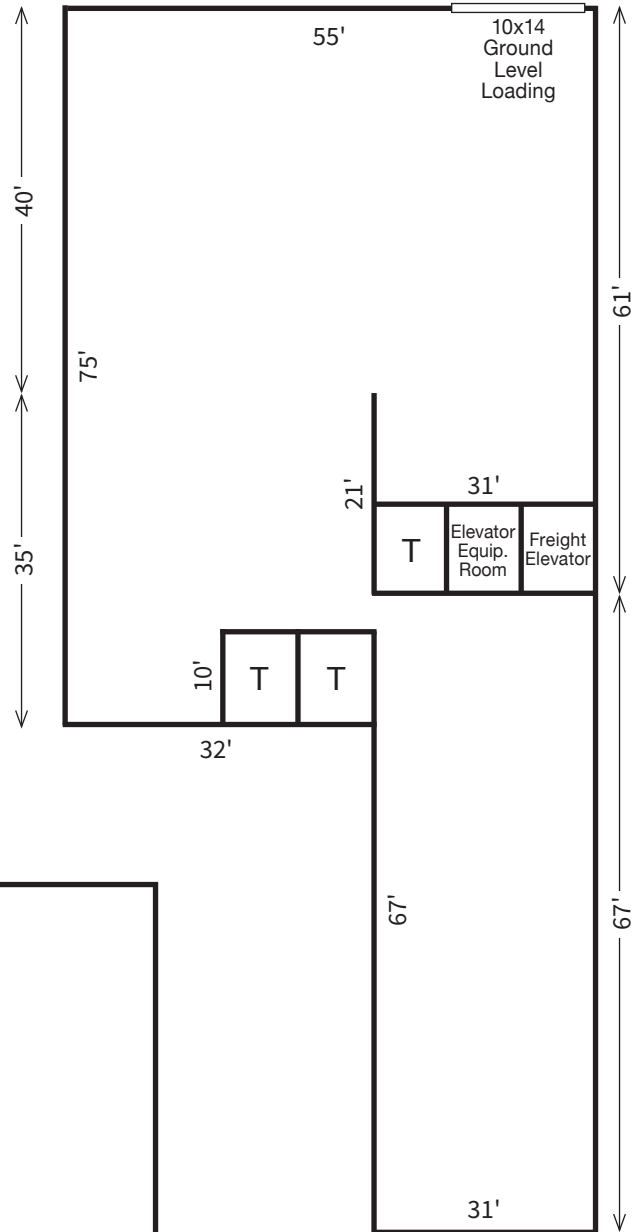
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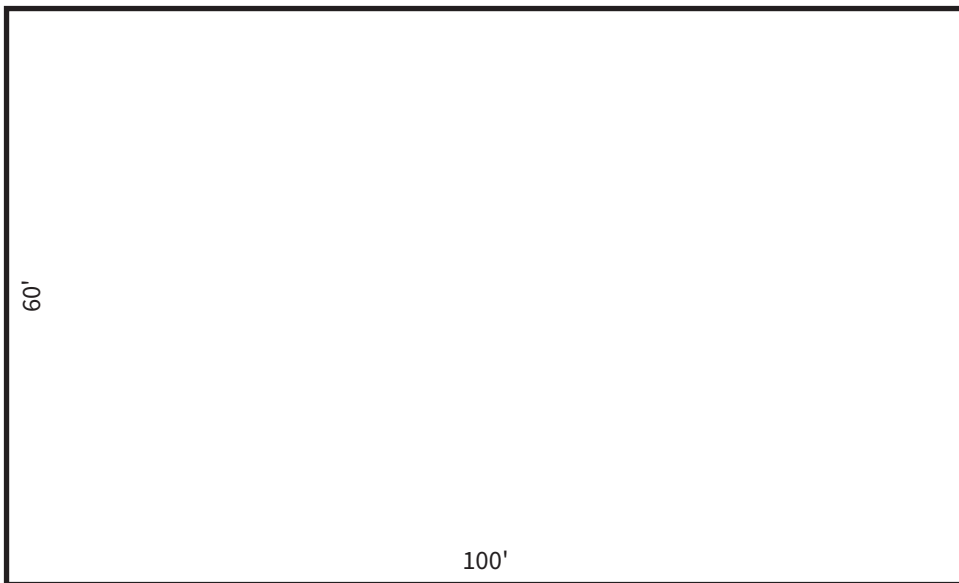
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6,048 Sq.Ft. Ground Floor

ALLEY



6,000 Sq.Ft. Second Floor



Scale: 1' = 0.05"

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