

# INDUSTRIAL PROPERTY FOR LEASE

*Just East of USC*

AVAILABLE SF: 6,800

TOTAL BUILDING SF: 19,600



**3720 S GRAND AVE, LOS ANGELES, CA 90007**

- Ideal for any warehouse use
- Close to USC Campus and Coliseum
- 10' ceiling height
- Dock high loading
- 400 amps/240 volts/3-phase power service
- Offices and restrooms
- Gated parking lot for 5 vehicles
- Located just south of 37th Street
- Rent reduced to \$7,500 per month (\$1.10 per SF MG)
- Term: 3-5 years with annual CPI increases

*For More Information, Please Contact*

**JEFF LUSTER**

**213.747.4152**

**jeff@majorproperties.com**

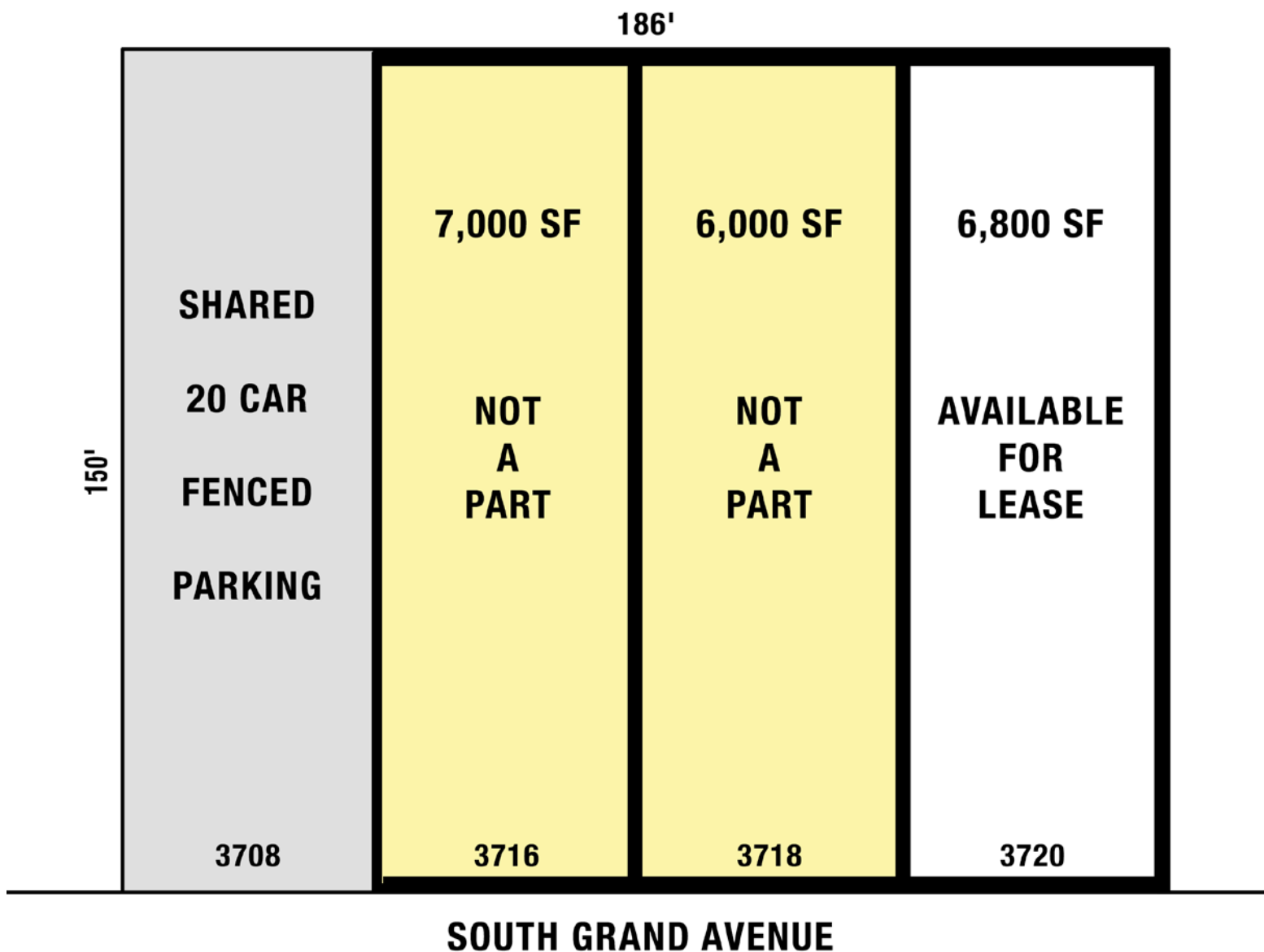
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## PROPERTY DETAILS

Available Area..... 6,800± SF  
Land Area..... 27,900± SF  
Zone..... LA M1  
Year Built ..... 1946/1950  
Construction ..... Tilt-Up  
Ceiling Height ..... 10'  
Restrooms ..... 2  
Parking..... 5  
Dock High Loading ..... 2: 15x20  
Power ..... 400 Amps/240 Volts/3 Ph  
Sprinklered..... Yes

The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

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