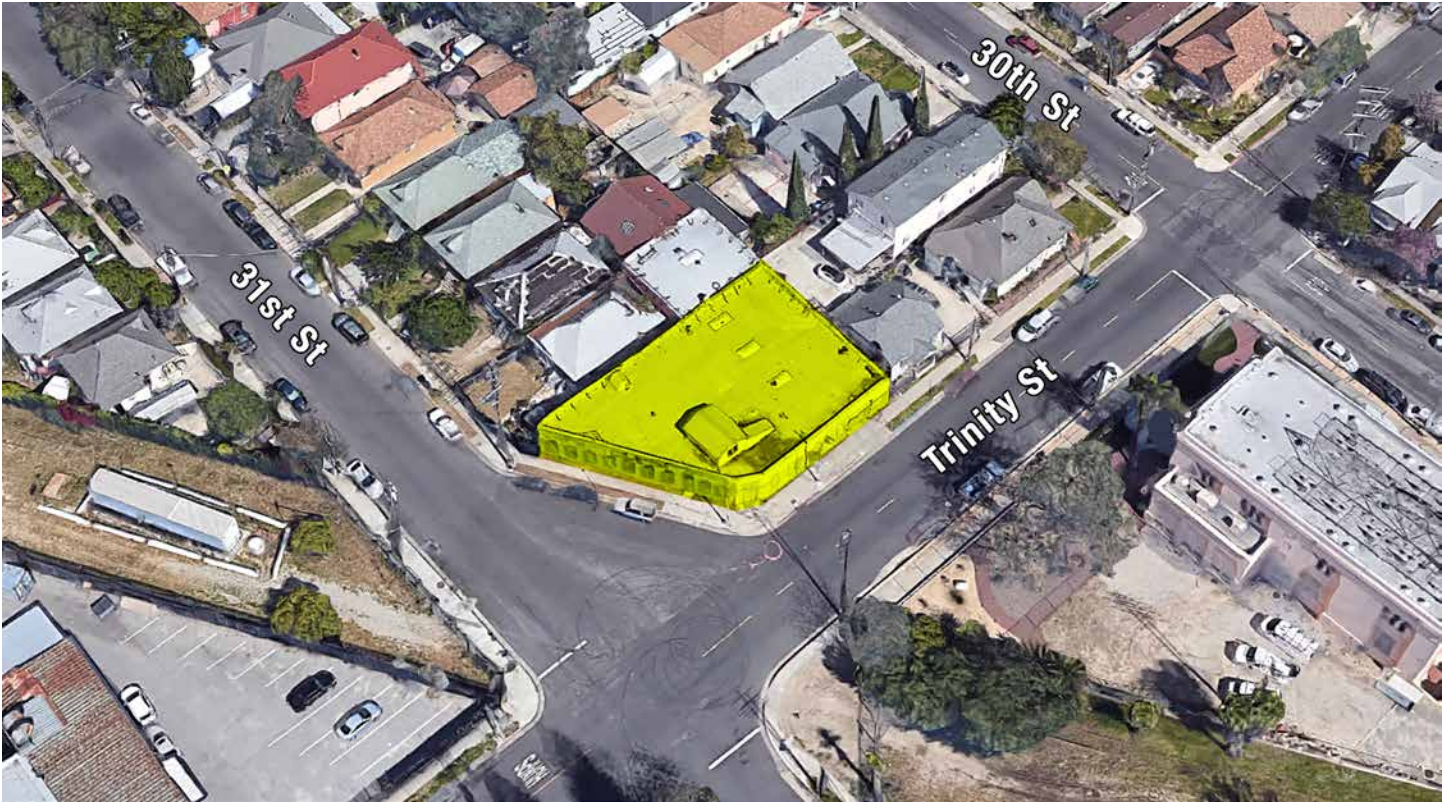


# INDUSTRIAL PROPERTY FOR LEASE

## Manufacturing/Warehouse

AVAILABLE SQ.FT.: 7,800 ±



**465 E 31ST STREET, LOS ANGELES, CA 90011**

- 7,800 sq.ft. industrial building with loft area
- Located one block west of San Pedro St and 3 blocks north of Jefferson Blvd
- Red brick interior walls — 12' ceiling height
- 2 office spaces — Restroom
- 3-phase power capable
- 10x12 ground level roll-up loading door plus additional roll-up door
- Abundant street parking available — Interior parking possible
- Zoned LA RD2
- Lease rental: \$15,680 per month (\$2.00 per sq.ft. gross)
- Term: Submit

*For More Information, Please Contact:*

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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.



# INDUSTRIAL PROPERTY FOR LEASE

