

INDUSTRIAL SPACE FOR LEASE

Ground Floor Warehouse Space

AVAILABLE SF: 10,000±



1818 OAK STREET, GROUND FLOOR, LOS ANGELES, CA 90015

PROPERTY HIGHLIGHTS

- 10,000± SF of ground floor warehouse space
- Concrete block building located under the Santa Monica (I-10) Freeway
- Located just north of Washington Blvd and west of Harbor (110) Freeway — 2 blocks east of Union Ave
- Approximate 18' ceiling clearance
- 100A/120-220V/3-Ph power (main panel has 800 amps that may be available)
- Includes secure, fenced parking for 10 vehicles
- 2 ground level loading doors
- Built in 1981
- Lease rental: \$15,000 per month (\$1.50 per SF NNN)
NNN charges = \$0.085 per SF per month
- Term: 3-5 years — Immediate possession!

PROPERTY DETAILS

Available Area	10,000± SF
Parking	10 Vehicles
Zone	LA M1
Year Built	1981
Construction	Concrete Block
Ceiling Height	18'
Office Area	200± SF
Ground Level Loading Doors	2
Power	100A/120-220V/3-Ph
Sprinklered	Yes
Restrooms	2

For More Information, Please Contact

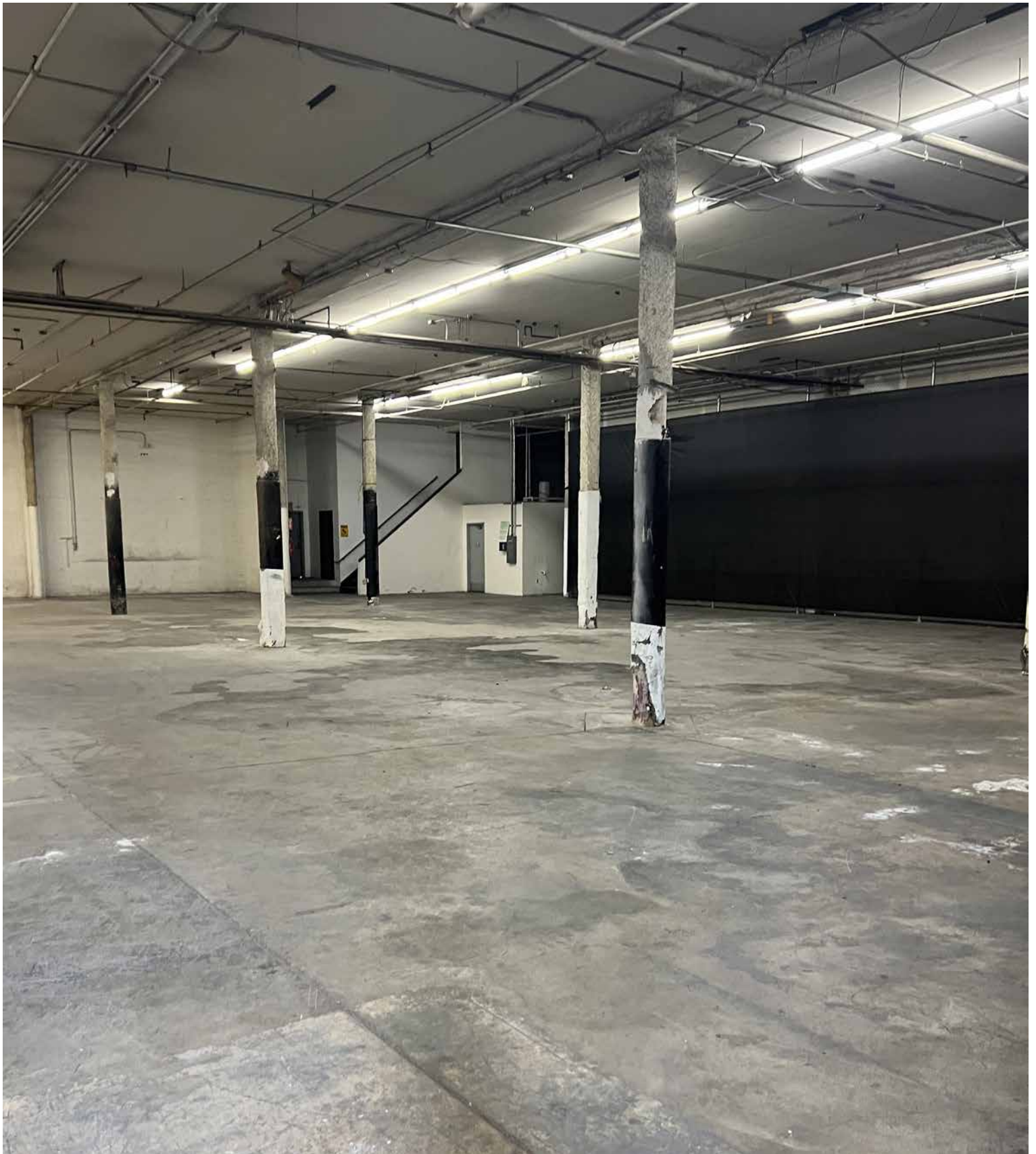
JEFF LUSTER

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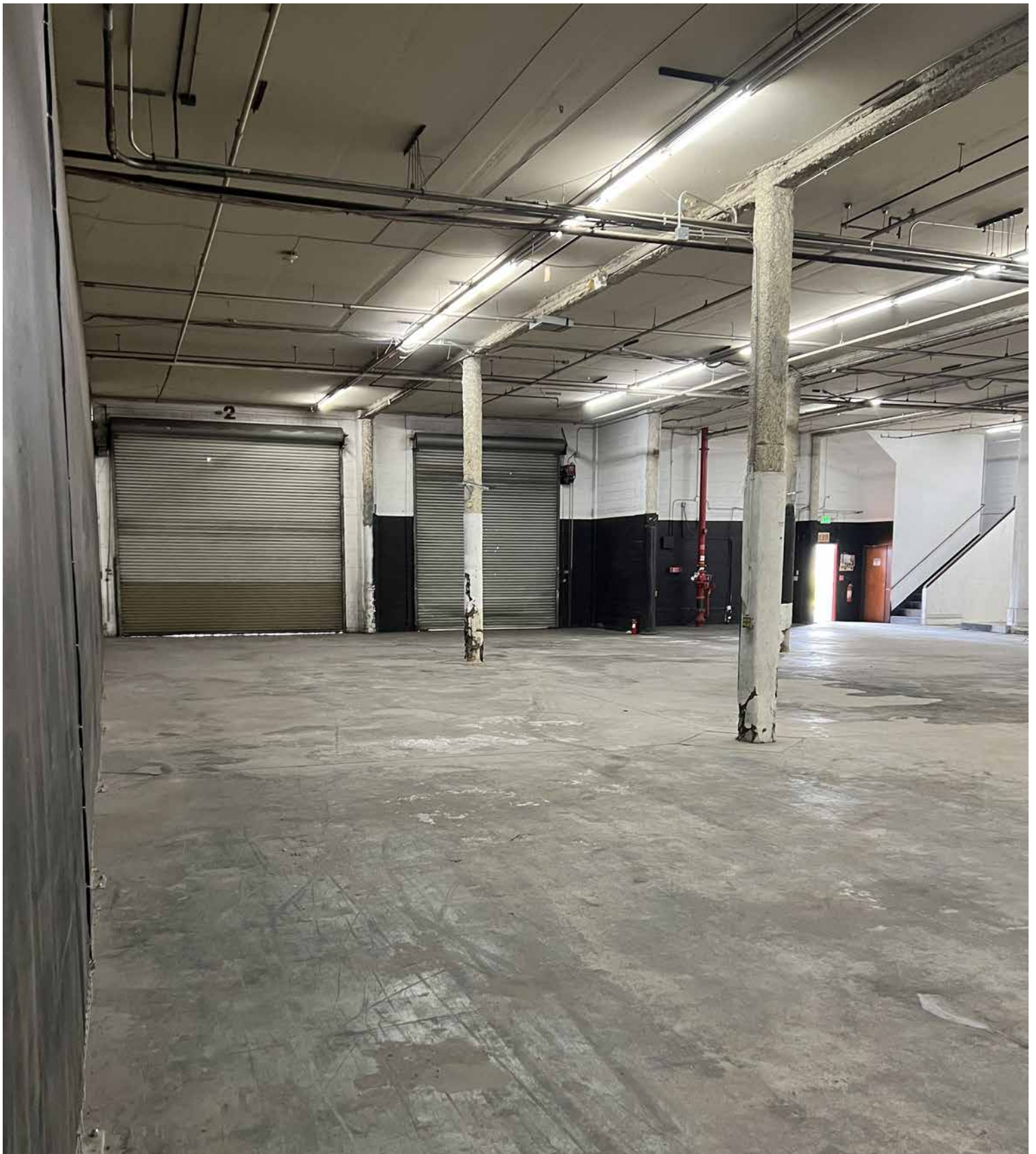
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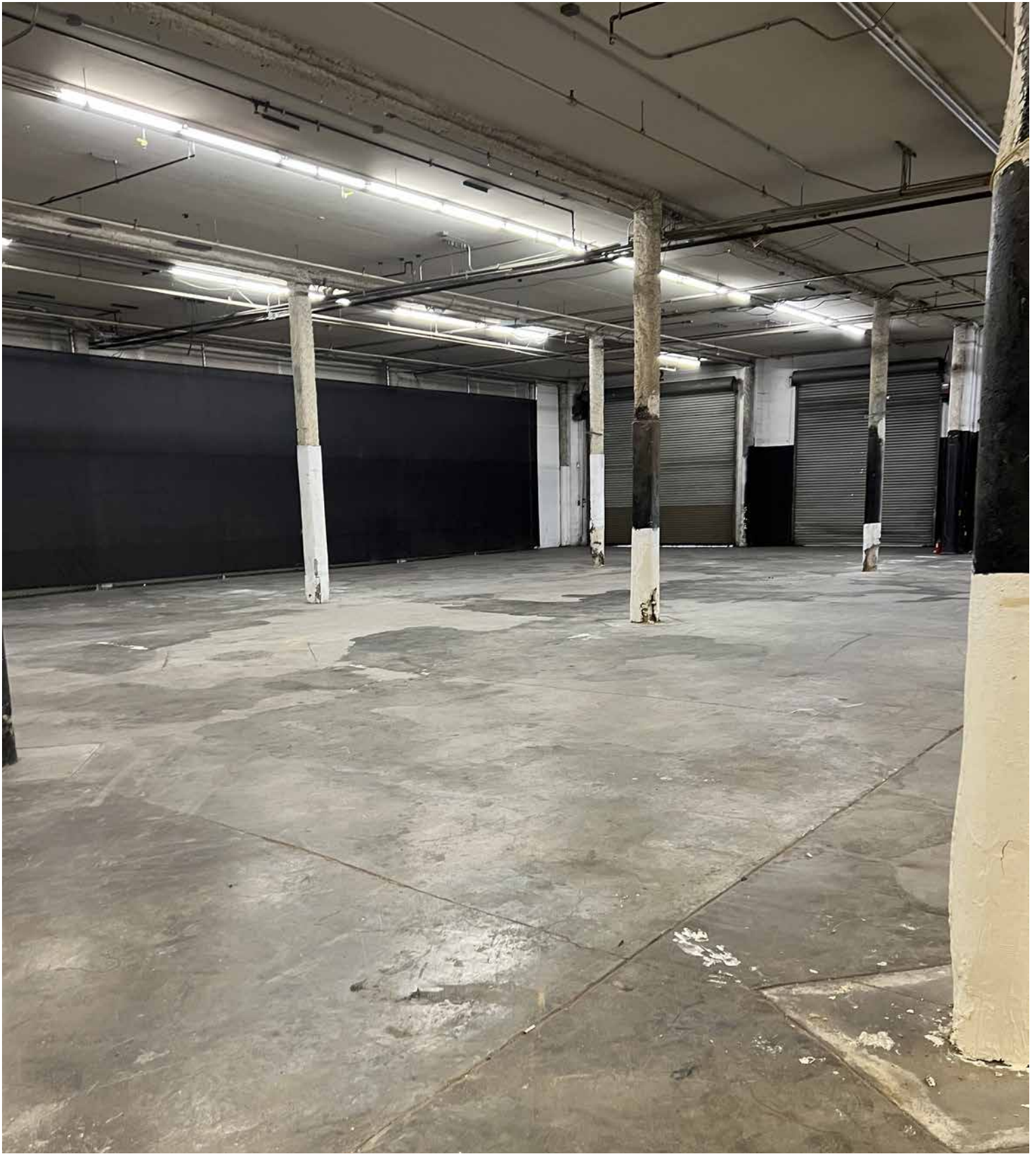
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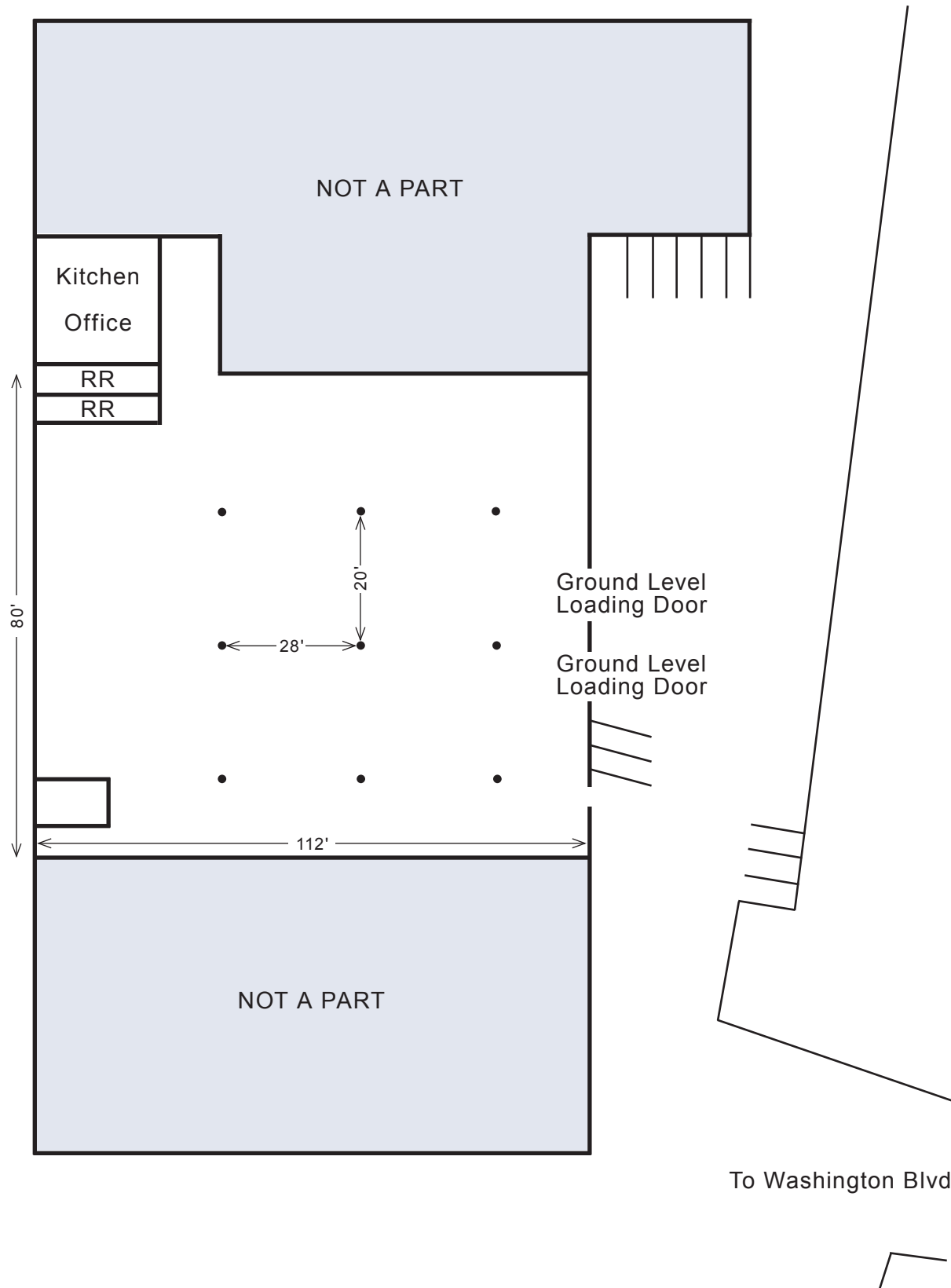
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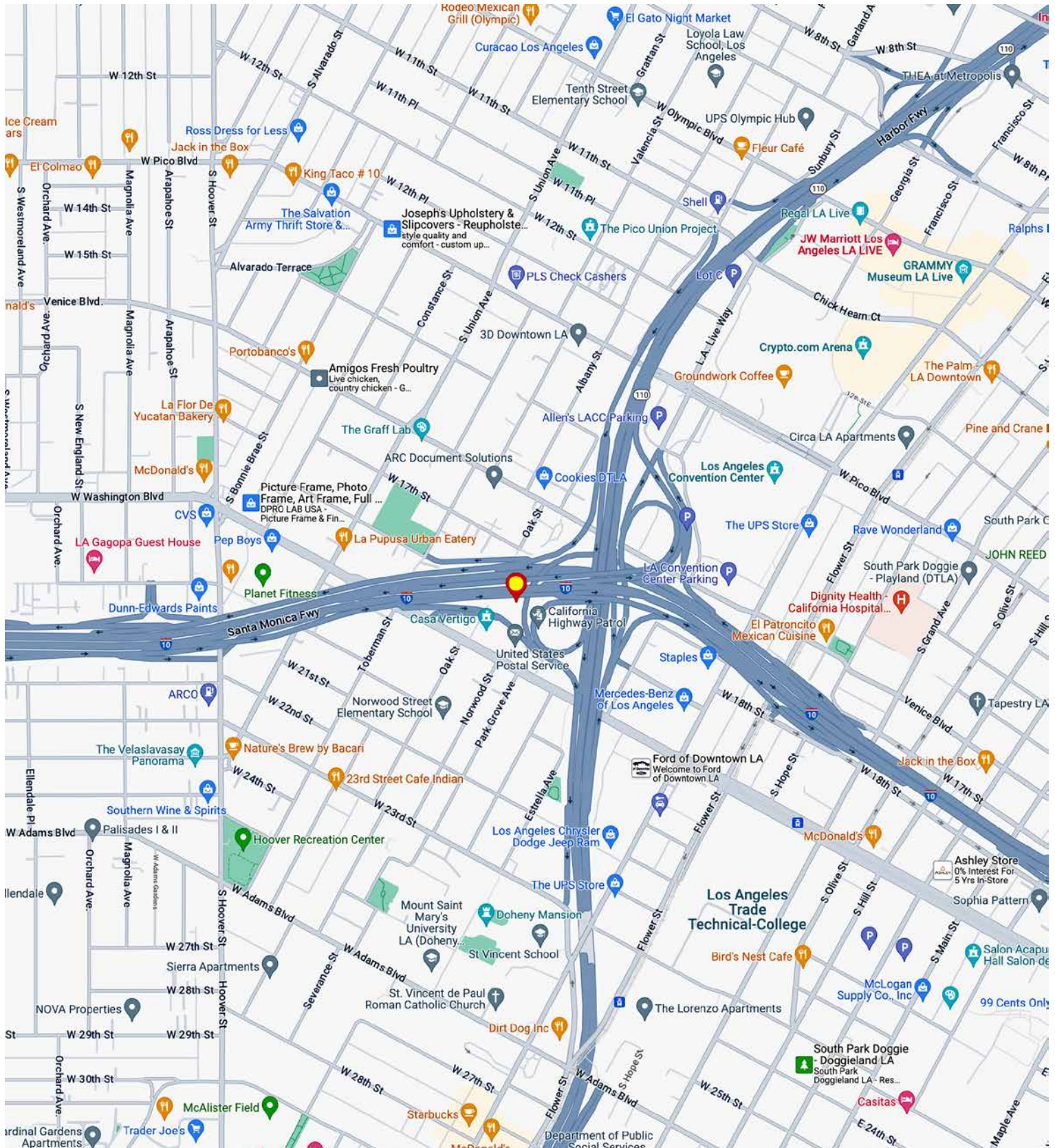
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