

# MULTI-USE FACILITY FOR LEASE

## Refurbished Flex/Warehouse/Office

BUILDING SF.: 4,000±

LAND SF.: 3,725±



**161 W 33RD STREET, LOS ANGELES, CA 90007**

- Great for warehouse, flex, fashion, fabrics, creative or professional offices, etc.
- Excellent location 4 blocks east of USC campus
- One block north of Jefferson Blvd just east of Hill St
- 18' warehouse height
- Ground level loading and good power service
- Secure fenced parking for 3-4 vehicles
- New paint inside and out; new toilets
- Outside patio and kitchenette
- Lease rental: \$5,999 per month (\$1.50 per SF gross)
- Term: 3-5 years with annual CPI increases

*For More Information, Please Contact:*

**SION KHAESHOUR**

**213-210-7492**

**sion@majorproperties.com**

LIC. 00697373

### PROPERTY DETAILS

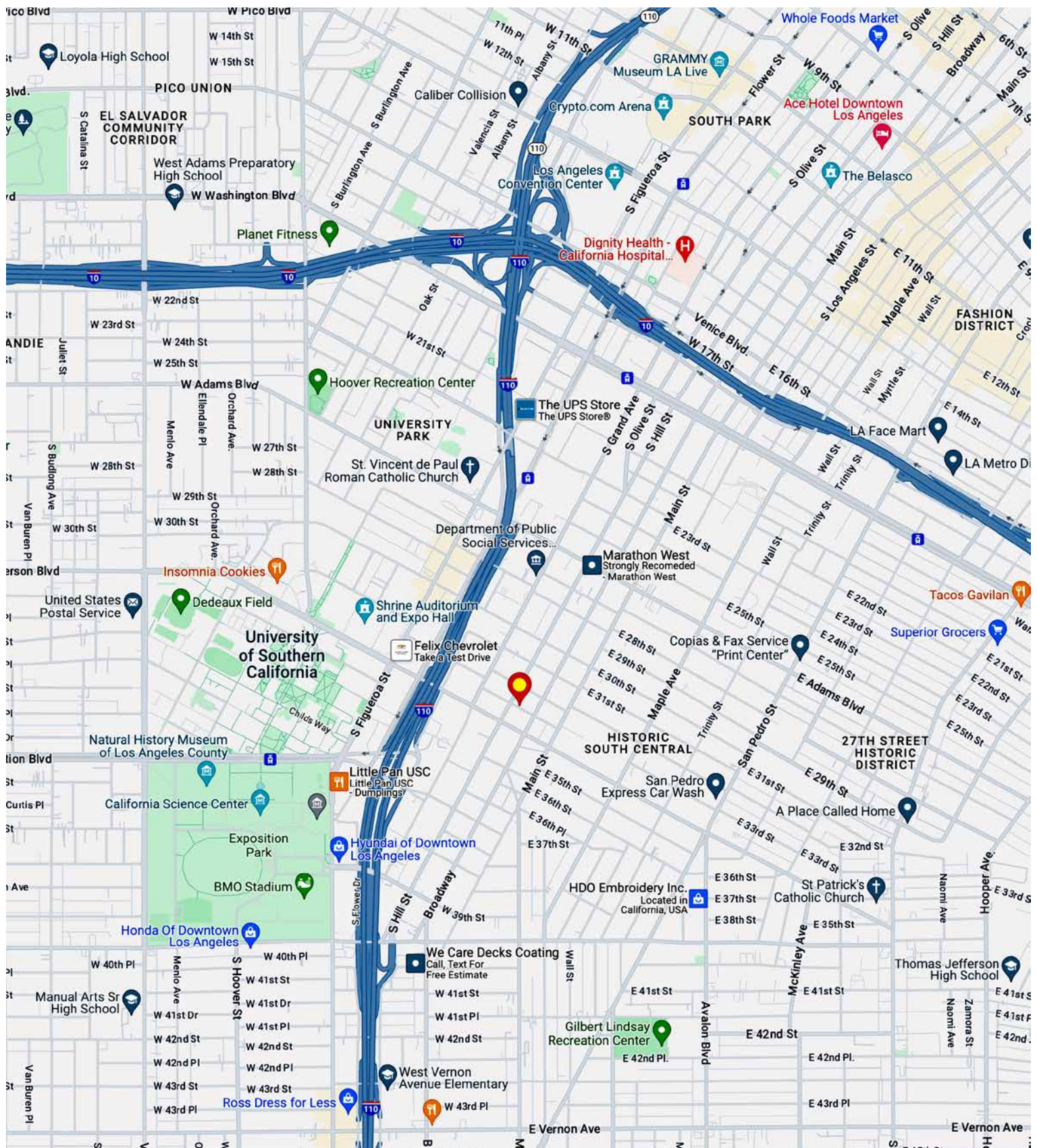
Available Area .....4,000± SF  
Zone ..... LA M1  
Year Built ..... 1964  
Construction ..... Brick/Block  
Ceiling Height .....18'  
Parking .....4±  
Power .....200A/120-240V/1Ph/3W  
Office Area .....1,000± Sq.Ft.  
Ground Level Loading ..... 1: 10x12  
A/C Units.... 2 in Warehouse/1 in Office  
Restrooms ..... 2

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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Commercial • Industrial • Residential

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