

FIRST CLASS INDUSTRIAL PROPERTY FOR LEASE



30,000± SF 2-Story Building With Office/Showroom Space

Divisible to 8,000± SF and 22,000± SF

2317 S SANTA FE AVENUE, LOS ANGELES, CA 90058

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
OFFERING MEMORANDUM

2317 S SANTA FE AVENUE
LOS ANGELES, CA 90058

Property Details

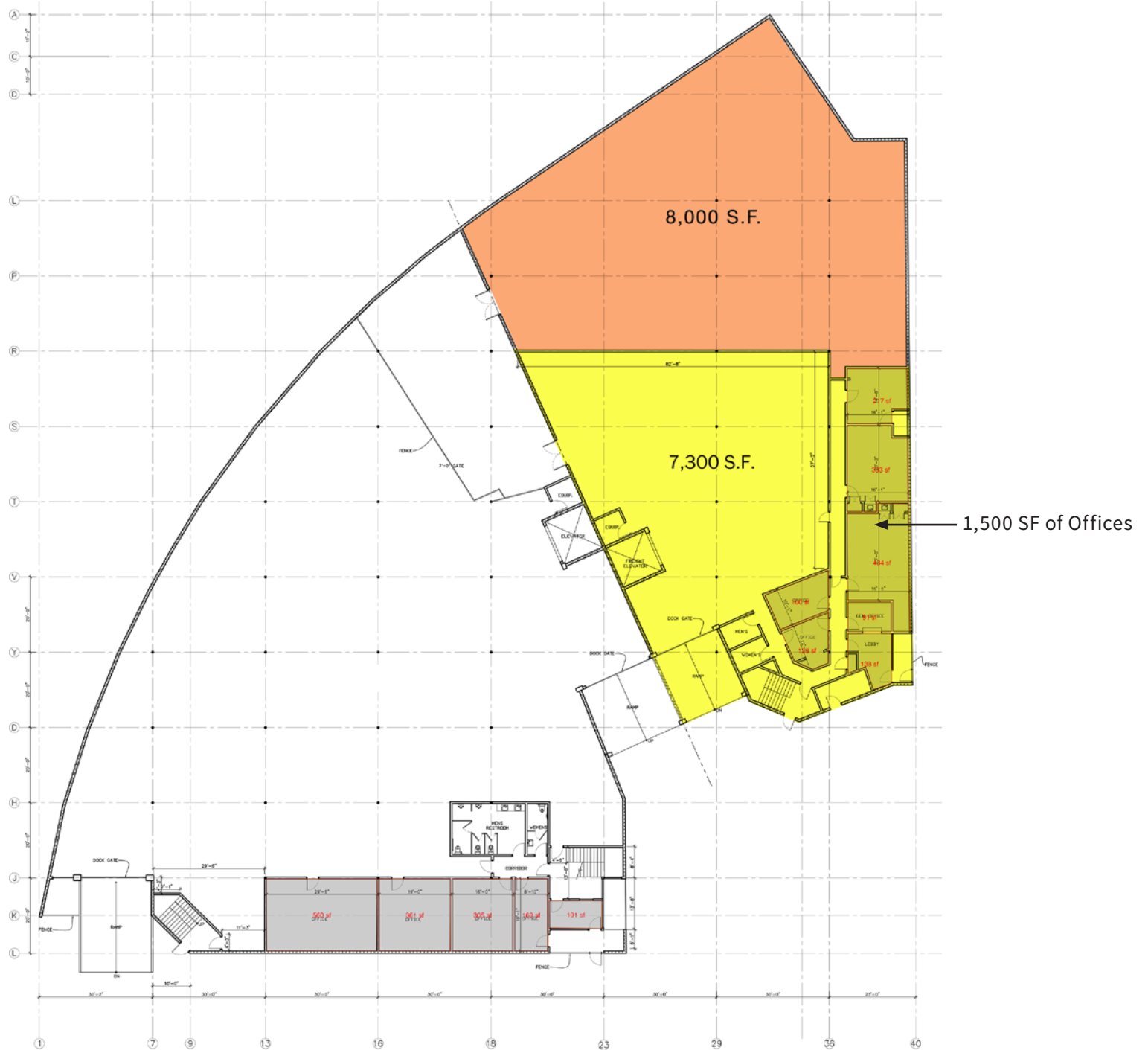
Total Available Area:	30,000± SF
Ground Floor Area: (May be Leased Separately)	8,000± SF
Ground Floor + 2nd Floor: 7,300 SF Ground Floor & 5,250 SF 2nd Floor (May be Leased Separately)	22,000± SF
Land Area:	34,380± SF
Zone:	LA M3-2
Year Built:	1988
Construction:	CTU
Ceiling Height:	15'
Restrooms:	5
Parking:	20
Dock High Loading Doors:	1: 15x12
Power:	600A/277-480A/3-Phase
Sprinklered	Yes

Property Highlights

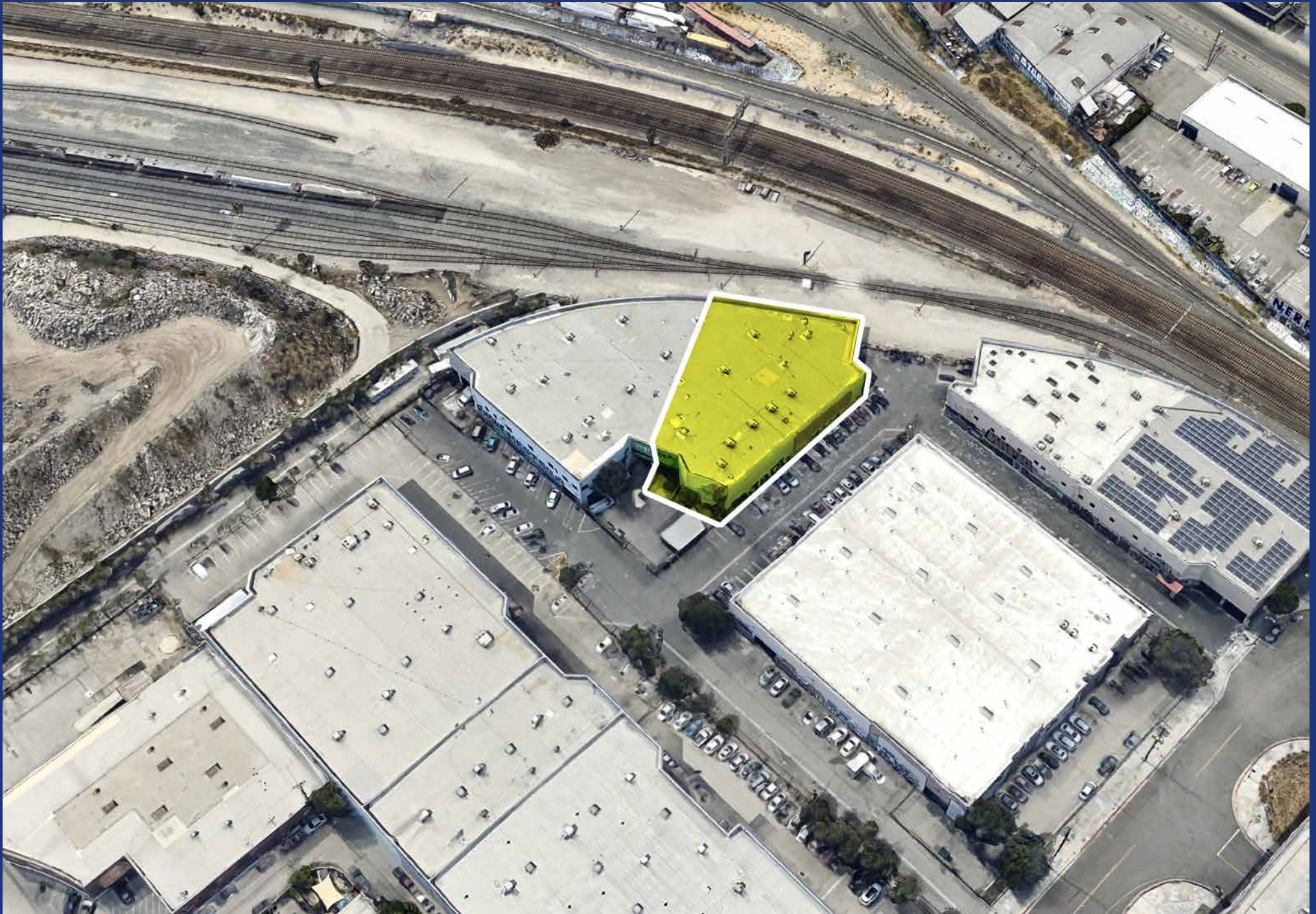
- First class manufacturing/warehouse facility
- Business park environment
- 8,000 SF ground floor may be leased separately
- 7,300 SF ground floor plus 14,700 SF second floor may be leased separately (total of 22,000 SF)
Includes 5,250 SF of deluxe offices/showroom with HVAC (14 offices)
7,500 lb. freight elevator
- CTU construction built in 1988
- Secure gated parking for 20 vehicles
- Dock high loading and heavy 600 amps power service
- Located one block south of Washington Blvd (at 23rd Street) just west of Santa Fe Avenue
- 3/4-mile south of the Santa Monica (I-10) Freeway
- Close to Downtown Los Angeles and Vernon

8,000 SF Ground Floor: \$8,720 Per Month (\$1.09/SF MG)
— For First 6 Months, Thereafter \$1.19 Per SF MG —
22,000 SF or 30,000 SF: \$0.89/SF MG
— For First 6 Months, Thereafter \$0.99 Per SF MG —
Term: 3-5 Years With 3% Annual Increases

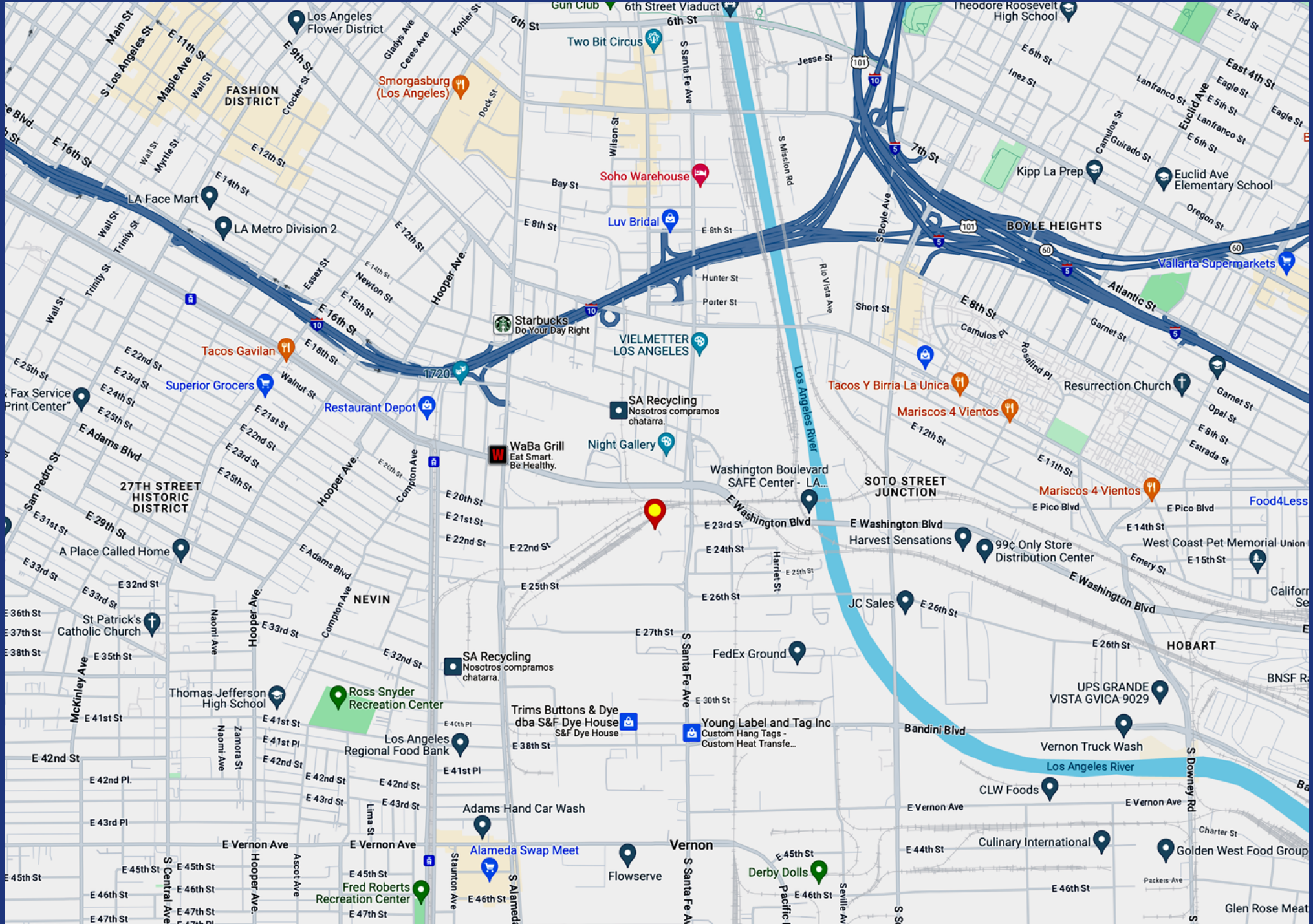
Ground Floor Site Plan



Property Aerial



Area Map



Downtown Los Angeles



Alameda St

Washington Blvd



SUBJECT

Santa Fe Ave

2317 S Santa Fe Avenue
Los Angeles, CA 90058

30,000± SF 2-Story Building
Divisible to 8,000 SF Ground Floor
and 22,000 SF Ground & 2nd Floor

Located Between Vernon and DTLA

First Class Manufacturing/Warehouse

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MAJOR PROPERTIES

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