

# INDUSTRIAL PROPERTY FOR SUBLEASE

## *Warehouse Space*

AVAILABLE SQ.FT.: 4,100



1113 VENICE BOULEVARD, LOS ANGELES, CA 90015

*Part of Larger Property*

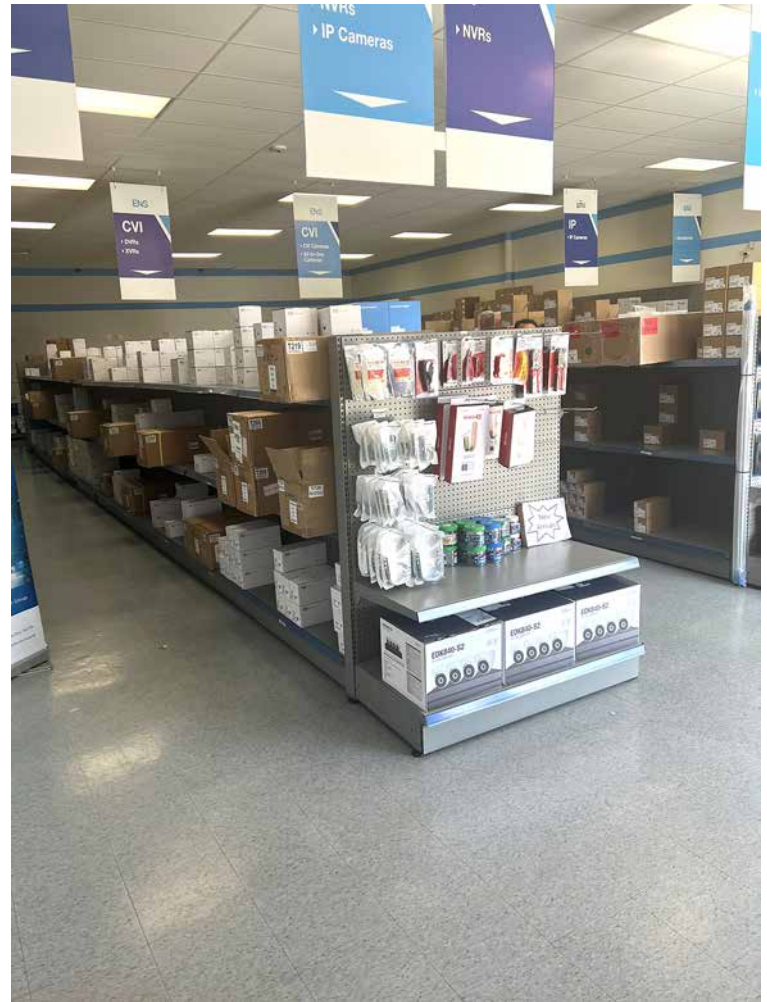
- 4,100 sq.ft. ground floor unit available
- Part of larger 8,200 sq.ft. building
- Shared parking lot for 10 ± vehicles
- Block construction built in 1986
- Fantastic location at the northwest corner of Union Ave & Venice Blvd
- Close to Los Angeles Convention Center, Crypto.com Arena, LA LIVE & DTLA
- Easy access to all Downtown Los Angeles freeways
- Zoned LA M1
- Sublease Rental: ~~\$7,400~~ \$6,150 per month (\$1.50 per sq.ft. NNN)
- Available in 30 days or less

*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.

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