

# INDUSTRIAL FACILITY FOR LEASE

*Ideal For Manufacturing/Warehouse Use*

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists  
Offering Memorandum



**12,500 SF OR 17,500± SF AVAILABLE**  
**734 E 62ND STREET, LOS ANGELES, CA 90001**

**734 E 62ND STREET  
LOS ANGELES, CA 90001**

## Property Details

Available Area	12,500 or 17,500± SF
Total Building Area	52,150± SF
Stories	One
Office Area	200± SF + 1,500± Mezzanine
Restrooms	2
Construction	Masonry
Year Built	1926
Dock High Loading	2 Exterior
Clear Height	18'
Power	200A/240V/3-Ph
Parking	5± Vehicles
Zoning	LA M2

## Property Highlights

- Clear span, bow truss manufacturing/warehouse
- Building completely refurbished
- Ideal for any manufacturing/warehouse use
- Includes large rear fenced storage area (approx. 3,000 SF)
- Good power service and dock high loading
- Striped surface parking at front of unit
- Located one block north of Gage Avenue between Avalon Blvd and Central Avenue
- One mile east of Harbor (110) Freeway
- Easy access to Huntington Park, Vernon and Downtown Los Angeles

### Lease Rental:

**12,500 SF: \$10,000 Per Month (\$0.80 Per SF Gross)**

**17,500 SF: \$14,000 Per Month (\$0.80 Per SF Gross)**

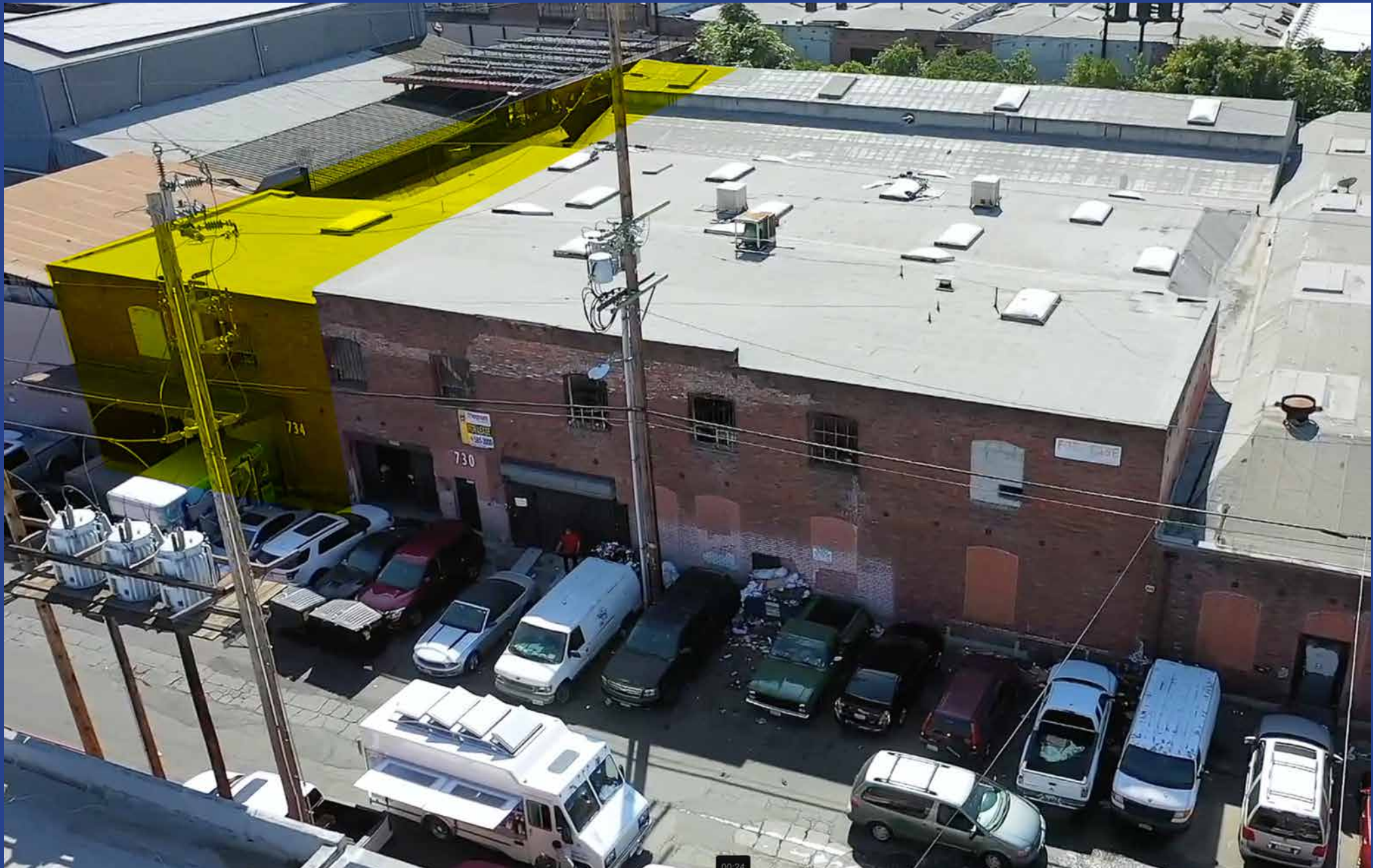
**Term: Submit**





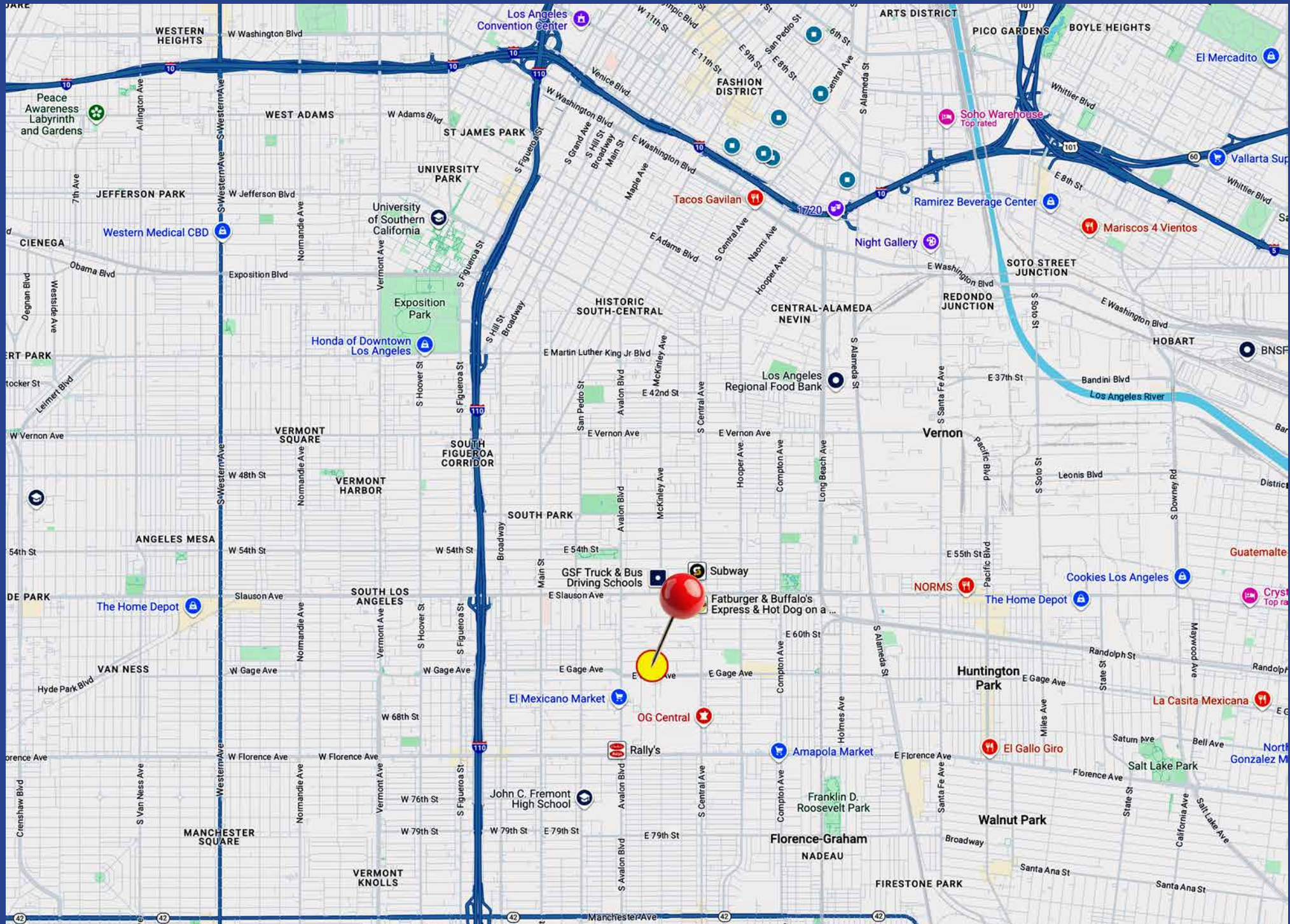


# Property Aerial





# Area Map





734 E 62nd Street  
Los Angeles, CA 90001

12,500± SF or 17,500± Sq.Ft.  
Part of Larger Building

Clean Facility Ideal for Any  
Manufacturing or Warehouse Use



*Exclusively offered by*

**SION KHAKSHOUR**

**213.210.7492**

[sion@majorproperties.com](mailto:sion@majorproperties.com)

DRE LIC. 00697373

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

[majorproperties.com](http://majorproperties.com)

