

MODERN WAREHOUSE

49,500 SF

(divisible into various
units ranging from 3,760
SF to 6,745 SF)

Flex Warehouse

flexhq

3040

3040 E 12TH | LOS ANGELES | CA 90023

FOR LEASE

FOR MORE INFORMATION, PLEASE CONTACT US:



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MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

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FLEX WAREHOUSE

BUILDING HIGHLIGHTS



Truck Loading
Docks



24/7 Security
Monitoring



Daily Courier
Pickups



Coworking Spaces



Stocked Kitchen &
Coffee Bar



Mail Service



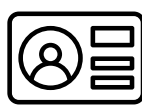
Photo & Podcast
Studio



Free WiFi



Free Onsite
Parking



Daily Member
Access

Available Space	49,500 SF (divisible into 4,000, 5,081, 5,080, 5,937, 4,960, 3,760, and 6,745 SF)
Lease Rate	See page 4
CAMs	See page 4
Parking	90 Surface Spaces
Docks	2
Clear Height	12'
Power	TBD
Sprinklered	Yes
Natural Gas	Yes
Zoning	M3
APN	5169-004-002



SITE PLAN

Warehouses

WAREHOUSE SPACES

7 spaces between 3700-6,000+sf*

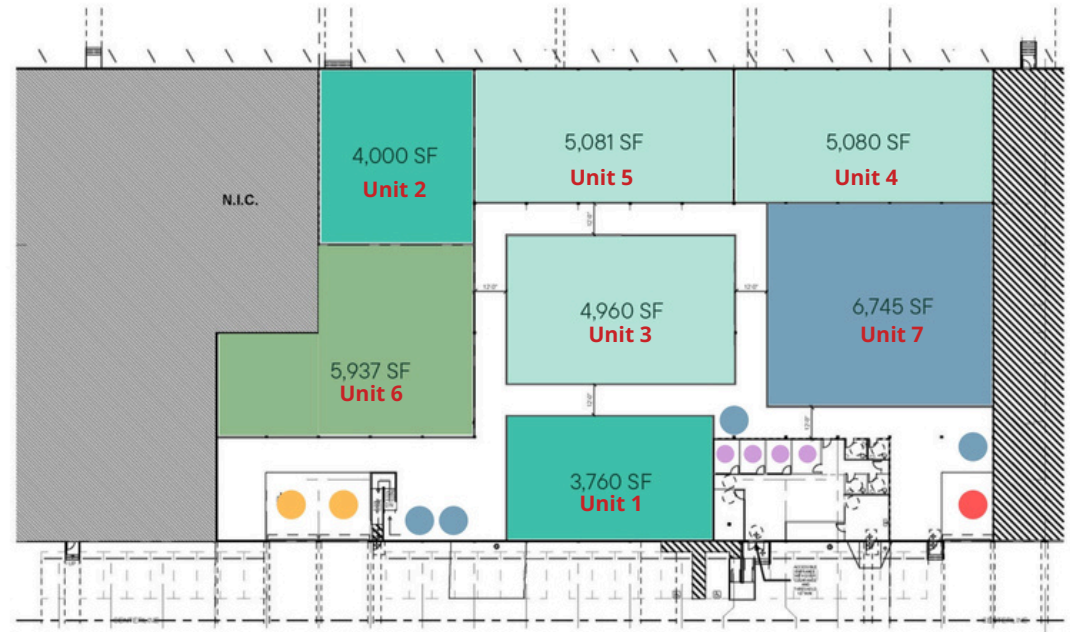
- Small (~4000)
- Medium (~5000)
- Large (~6000)
- Extra Large (~7000)

LOADING DOCKS

- Loading Docks
- Single Loading Dock

OFFICES**WAREHOUSE EQUIPMENT**

- Push Carts
- Electric Pallet Jacks
- Pallet Jacks
- Forklift



*The division of space can be reconfigured to accommodate units of both larger and smaller square footage.

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FLEX
WAREHOUSE

PRICING

Unit	SF	Monthly Base Rent	Monthly Operating Expenses	Monthly Total Rent & Occupancy Cost
1	3,760	\$5,008	\$2,199	\$7,207
2	4,000	\$5,328	\$2,339	\$7,667
3	4,960	\$6,193	\$2,900	\$9,093
4	5,080	\$6,384	\$2,930	\$9,313
5	5,081	\$6,344	\$2,971	\$9,315
6	5,937	\$6,918	\$3,472	\$10,390
7	6,745	\$7,297	\$3,944	\$11,242

All pricing includes electricity, water, refuse removal, internet/WiFi, security system, janitorial/cleaning (2x per month), warehouse & office equipment, printing, daily courier pickups, stocked kitchen and property management.

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