

WAREHOUSING |  
MANUFACTURING  
25,000 SF  
\$0.75 per SF

# Versatile Industrial Space

Strategic location | Functional Layout | Immediate Availability

3954 WHITESIDE | LOS ANGELES | CA 90063  
**FOR LEASE**

FOR MORE INFORMATION, PLEASE CONTACT US:



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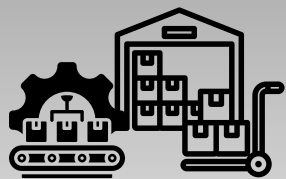
**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial



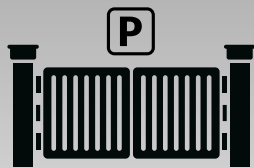
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BUILDING HIGHLIGHTS



Manufacturing  
or Warehousing  
uses allowed



2 motorize Gate  
2 gated parking



Large  
outdoor  
area



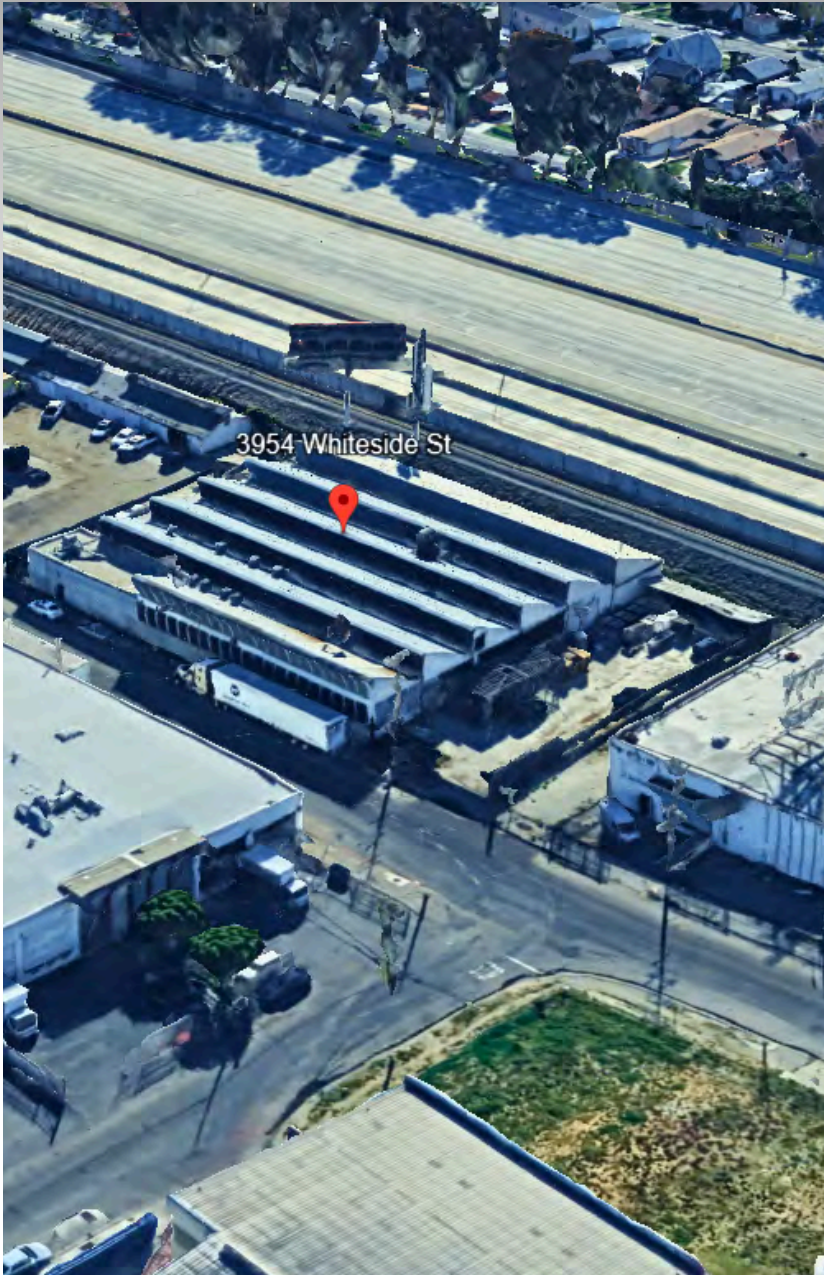
Lots of  
Natural  
Light



Camera  
Monitoring +  
New  
Security  
System

Available Space	±25,000 SF (Approx 1,900 SF of four (4) Private Offices + Bullpen
Lease Rate	\$0.75/ft/mo Industrial Gross
Tenancy	Single
Clear Height	12' - 16', 12' to beam
Power	1,200 amps
HVAC	In office
Sprinklered	No
Year Built	1925
Zoning	M2*
APN	5224-028-015

HEAVY  
INDUSTRIAL





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# HEAVY INDUSTRIAL





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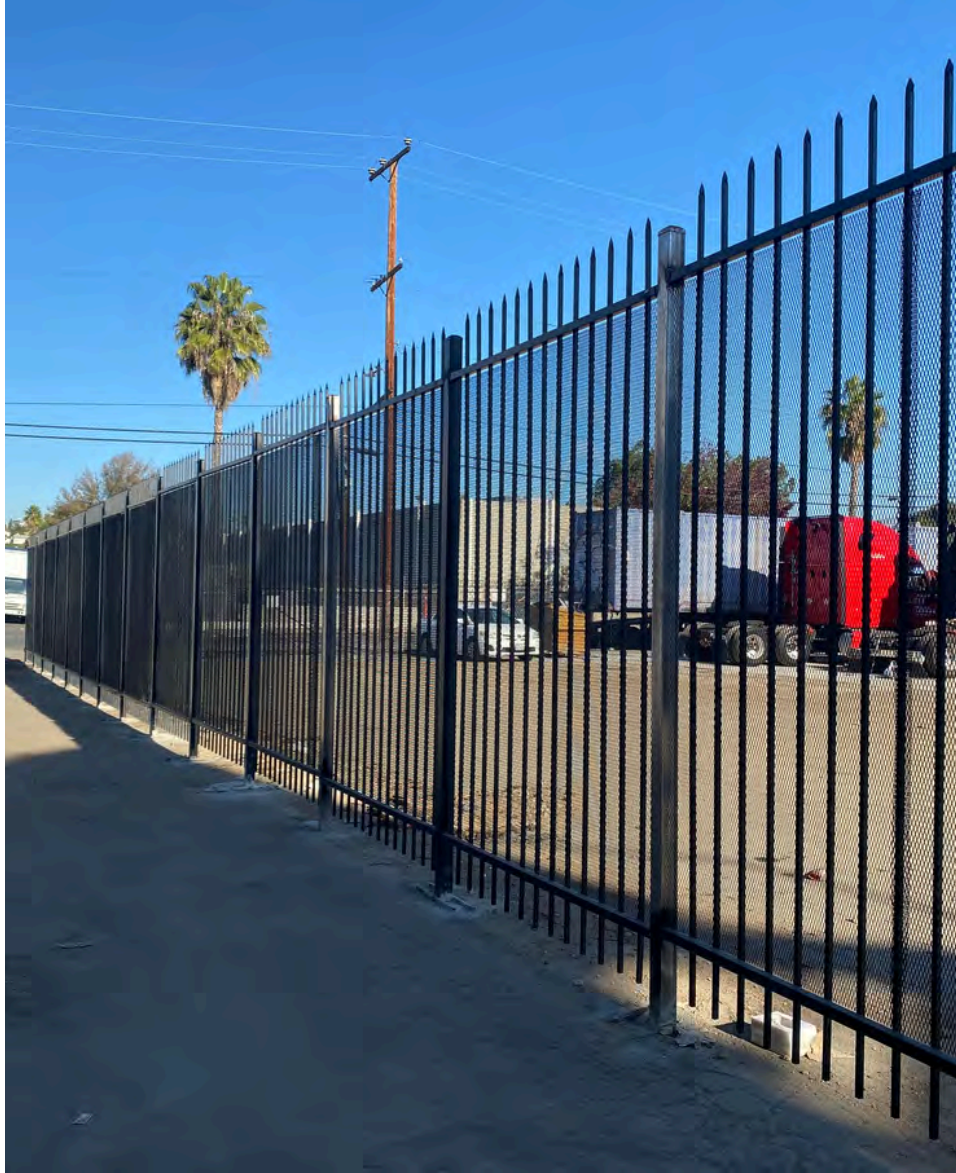




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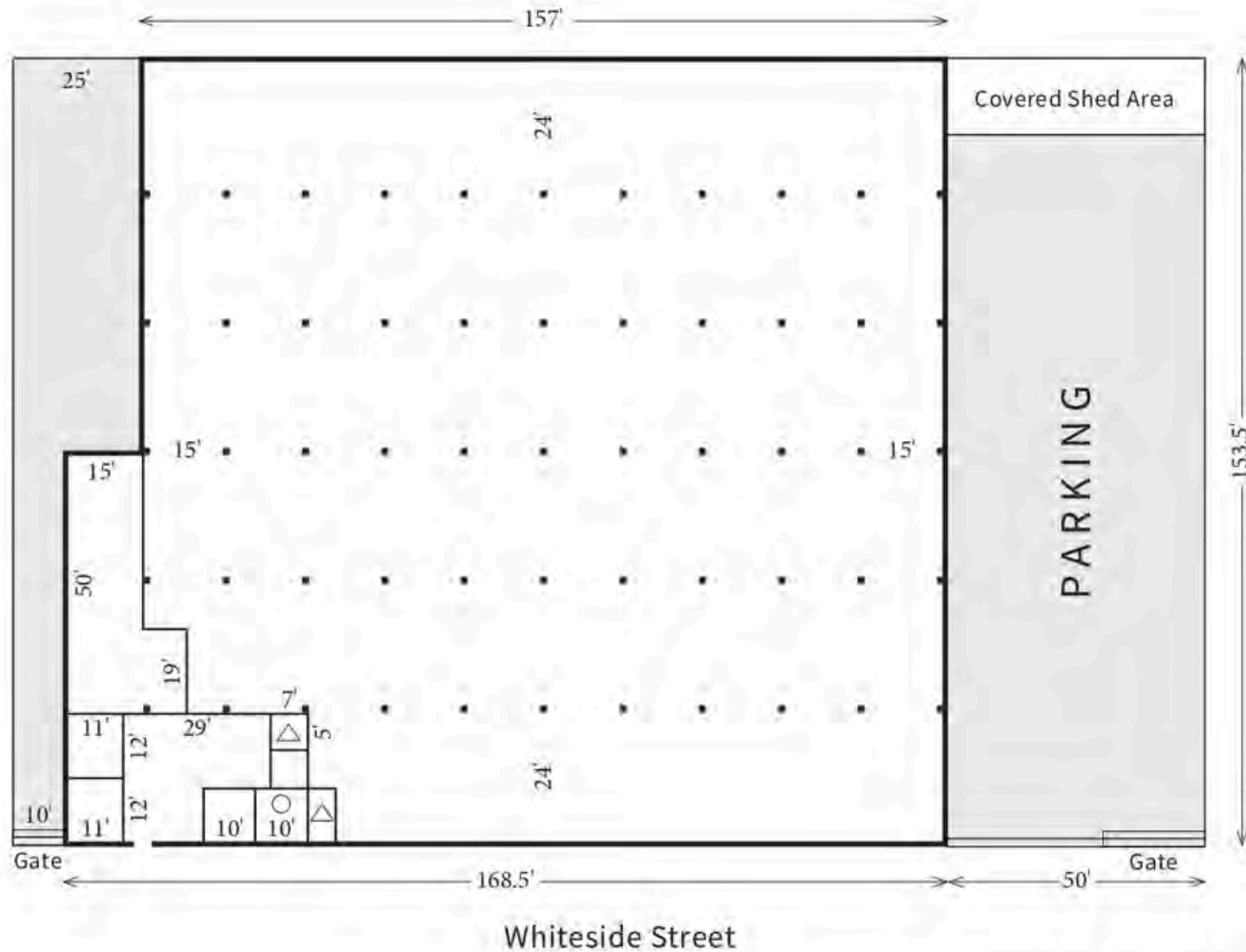


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# HEAVY INDUSTRIAL

## SITE LAYOUT



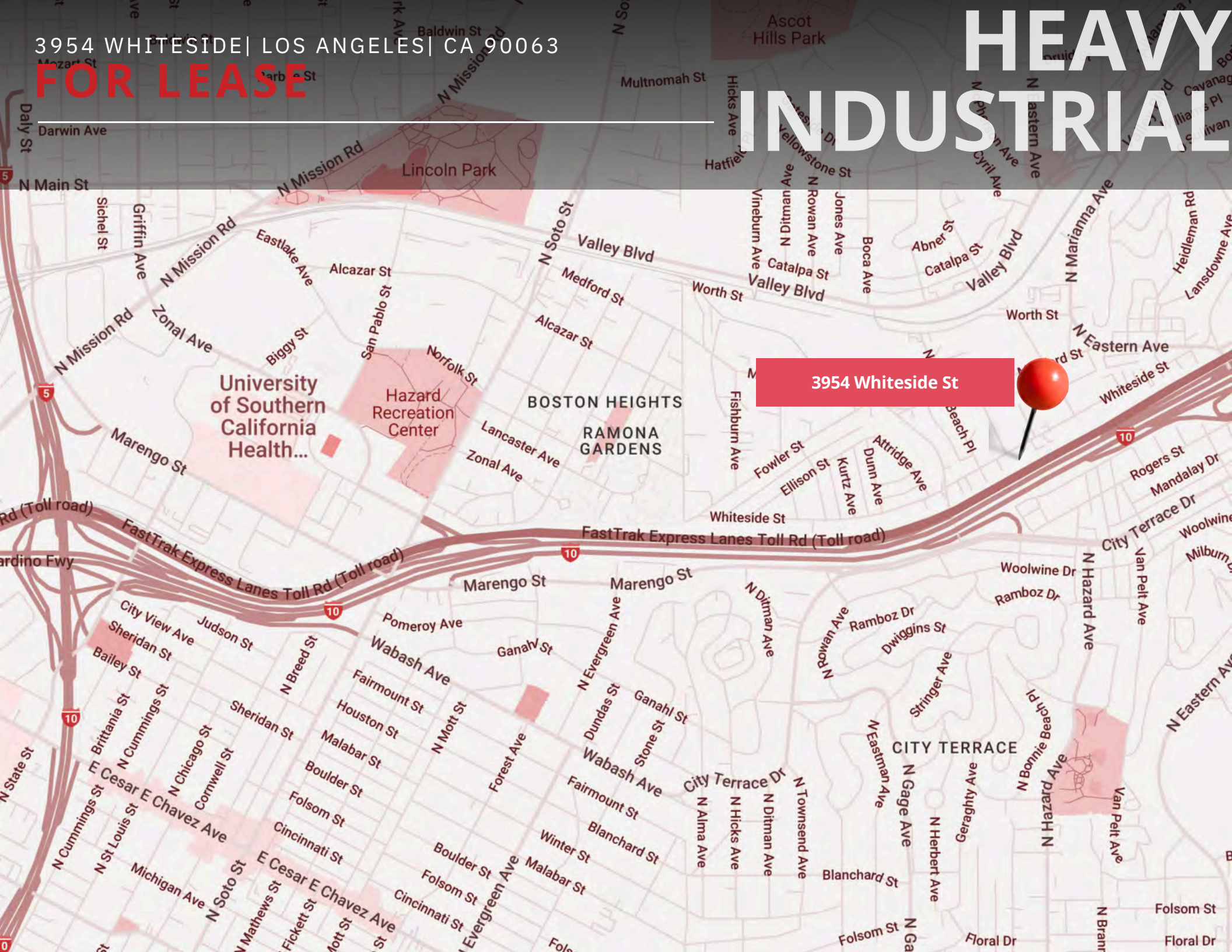
Scale: 0.03" = 1' | Lessee to verify all measurements and dimensions



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3954 Whiteside St



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OPPORTUNITY, PLEASE CONTACT:



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