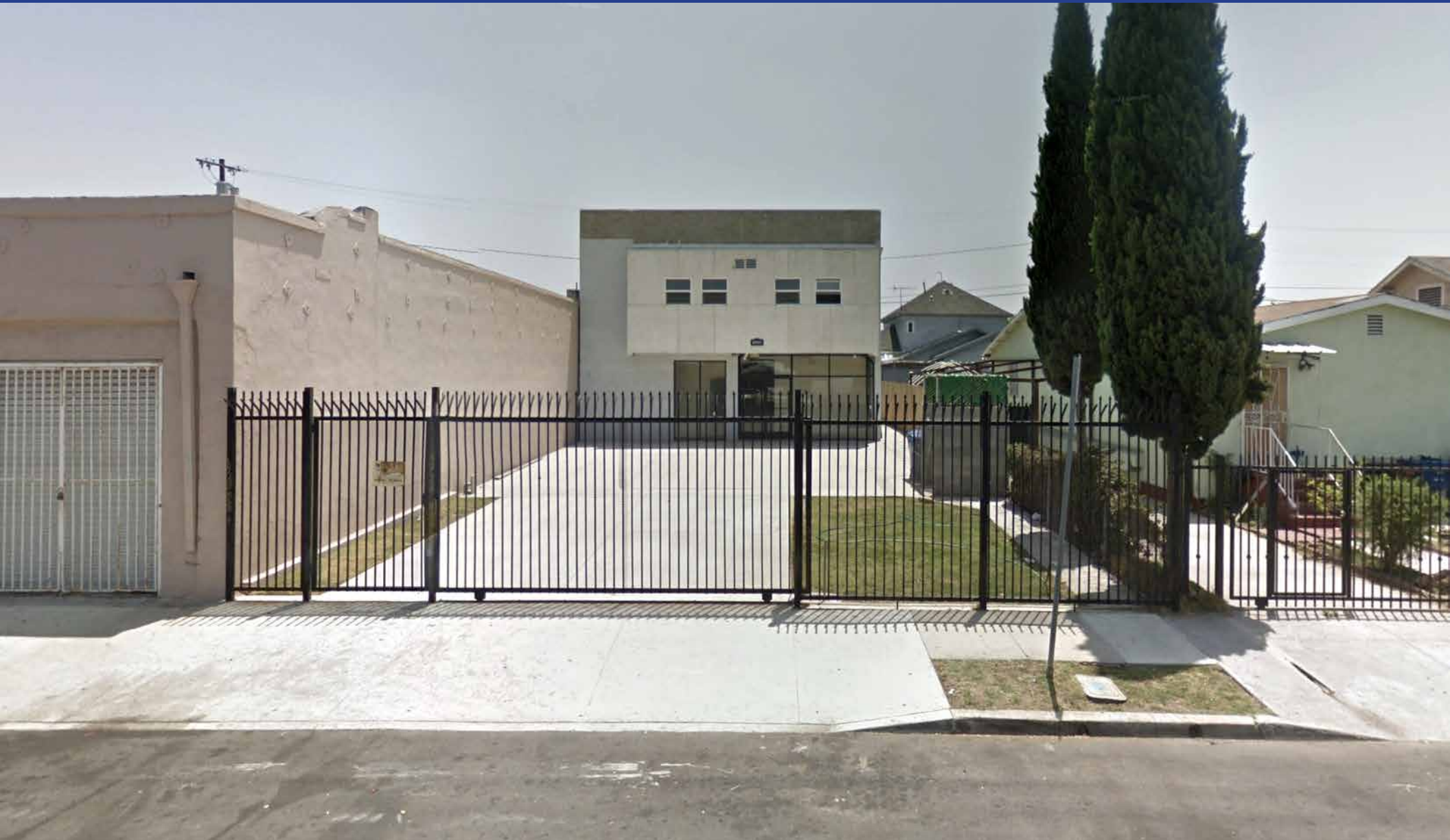


# CLEAN INDUSTRIAL FLEX FACILITY FOR LEASE



3,440± SF Building on 4,800± SF of Land  
3608 Griffith Ave, Los Angeles, CA 90011



3608 Griffith Ave  
Los Angeles, CA 90011

## Property Details

Building Area (Per Assessor)*:	3,440± SF
Stories:	2
Year Built:	2010
Construction:	Masonry
Land Area:	4,800± SF
Clear Height:	12'
Power:	3-Phase
Parking:	8± Surface Spaces
Zone:	LA CM-1-CPIO
Assessor's Parcel #:	5114-001-008

\* 4,600± SF per owner verified design plan  
(Lessee to verify)

## Property Highlights

- Small industrial flex facility for lease
- Ground floor warehouse plus 2nd floor offices
- Ideal for light manufacturing, warehouse, creative offices, design, tech, etc.
- Good ceiling clearance
- Central air & heat throughout
- 3 restrooms
- Kitchen/break room
- Secure, gated parking for 8+ vehicles
- Located just south of Jefferson Blvd
- One mile south of DTLA and the I-10 Freeway and one mile east of USC and the 110 Freeway

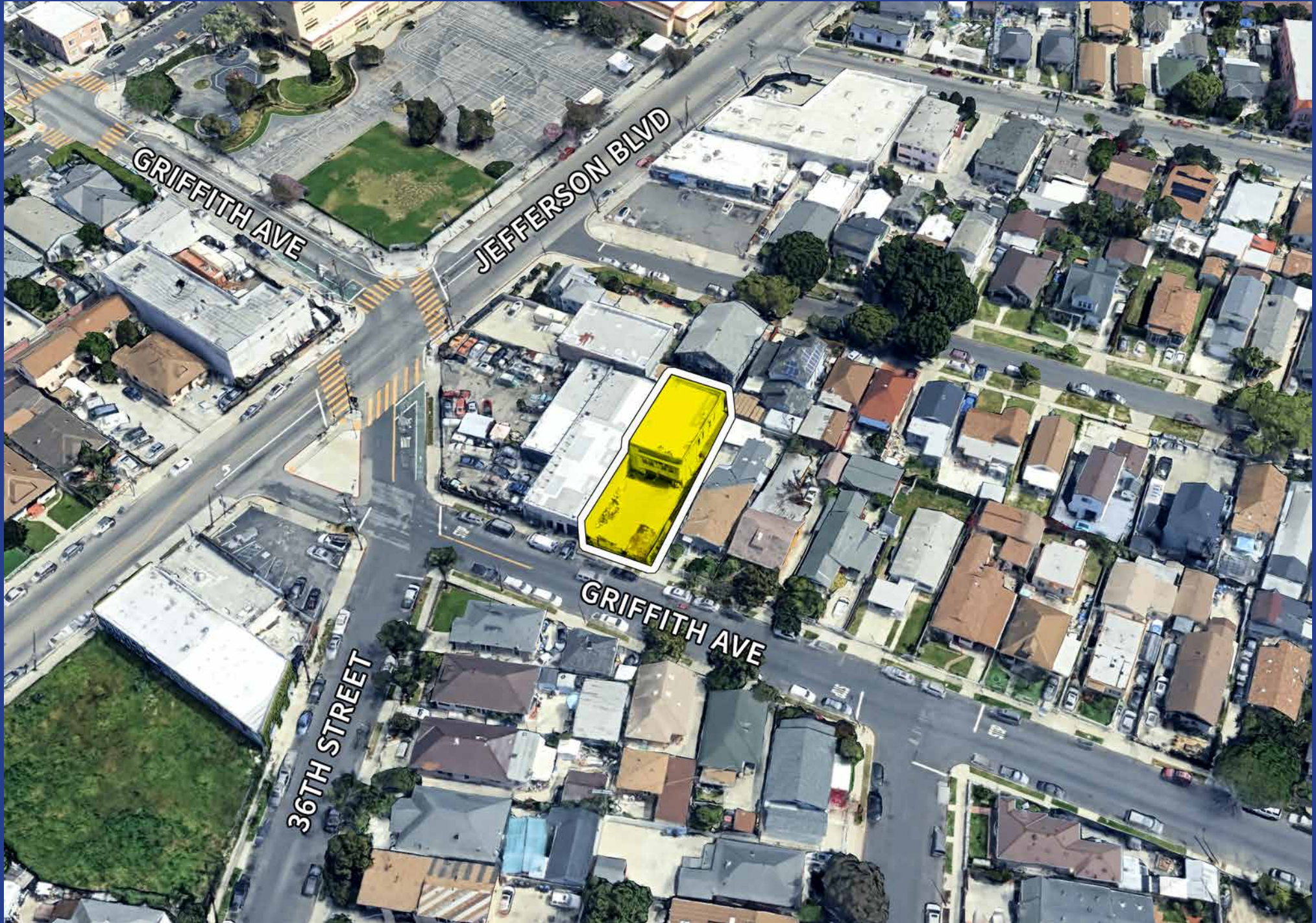
**Lease Rental: \$6,900 Per Month**  
**(\$2.00 Per SF Gross)**  
**Term: Submit**





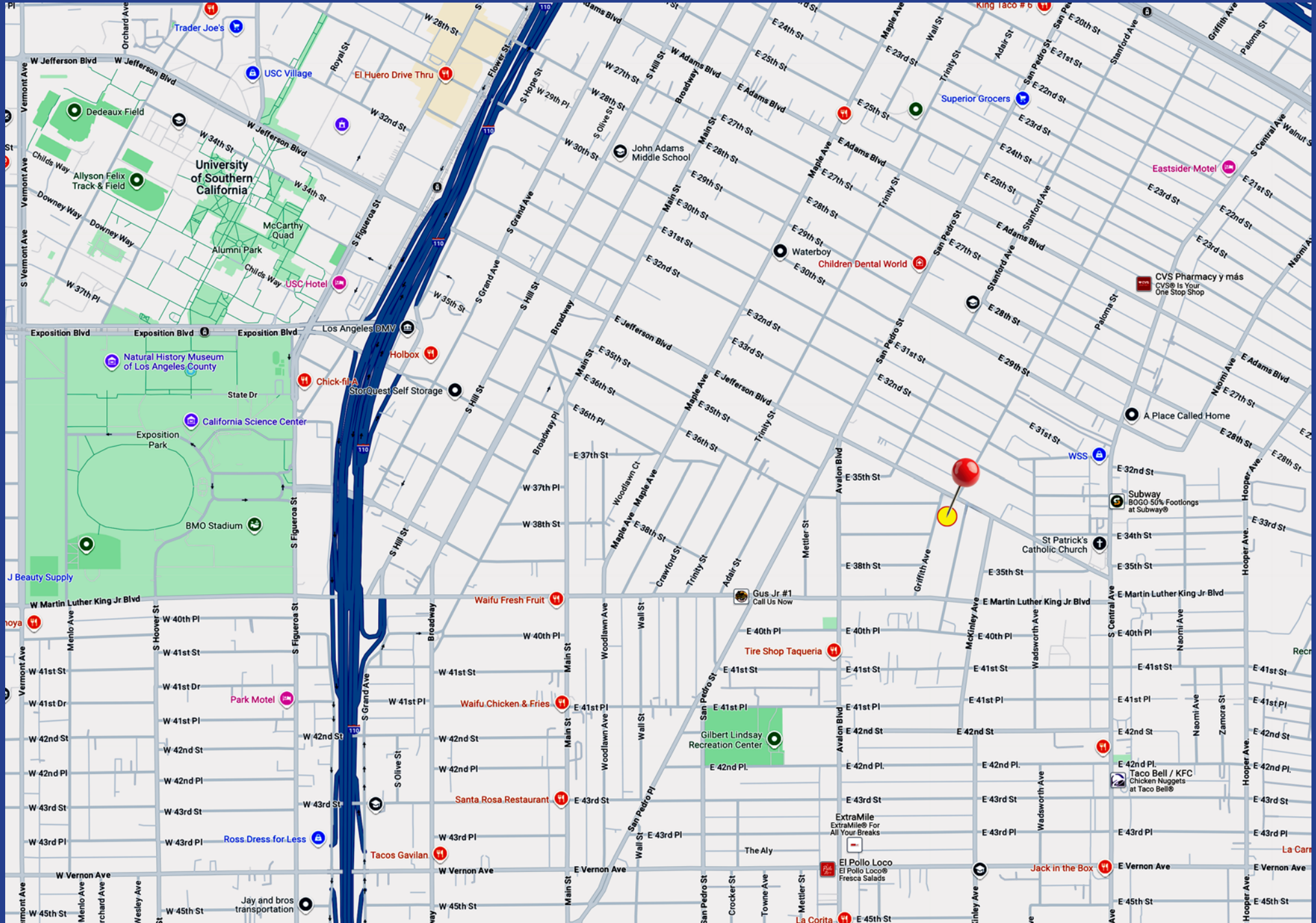


Aerial Photo



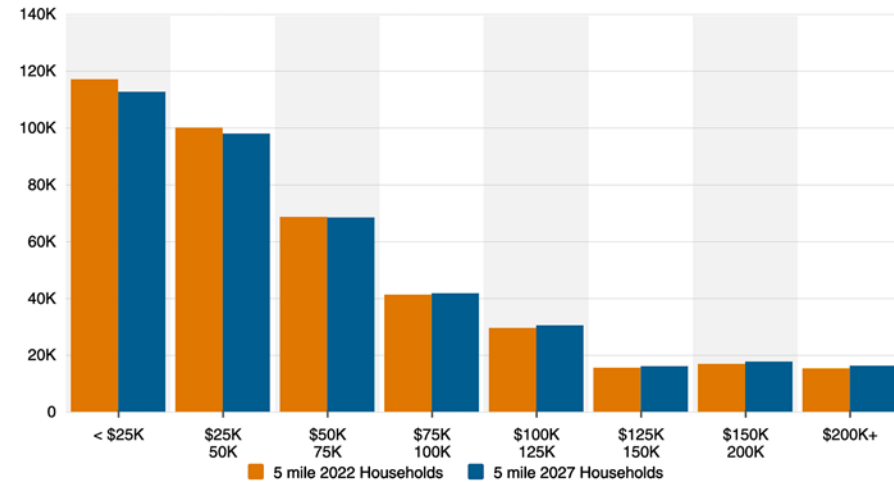


# Area Map

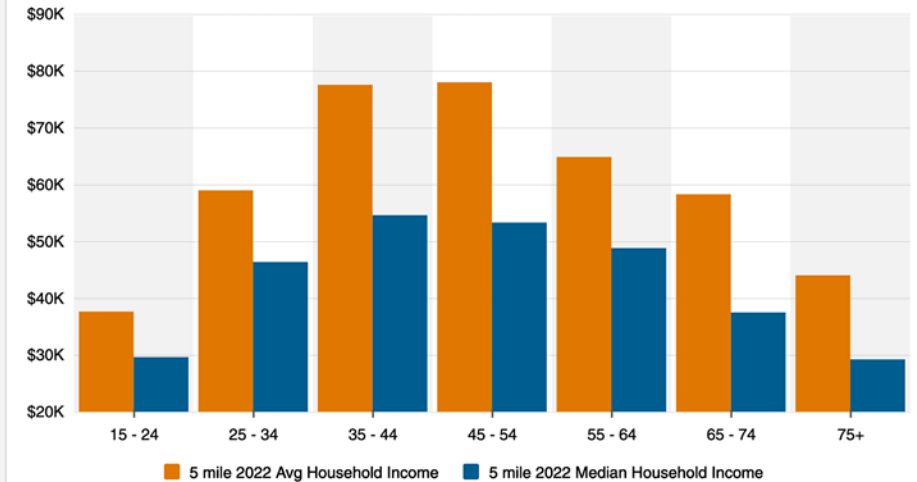


# Neighborhood Demographics

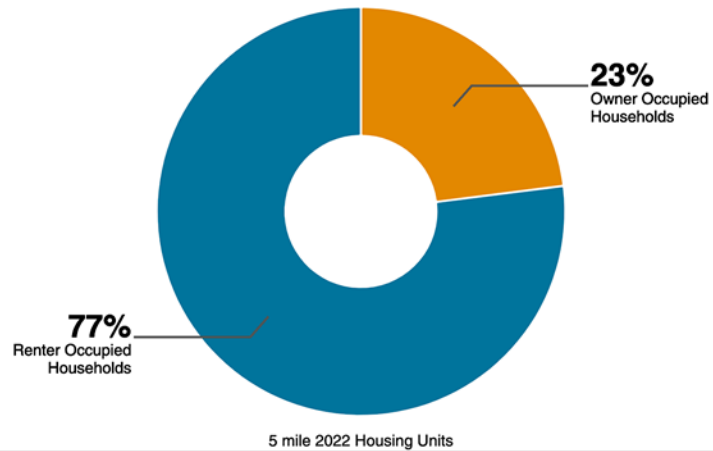
Household Income



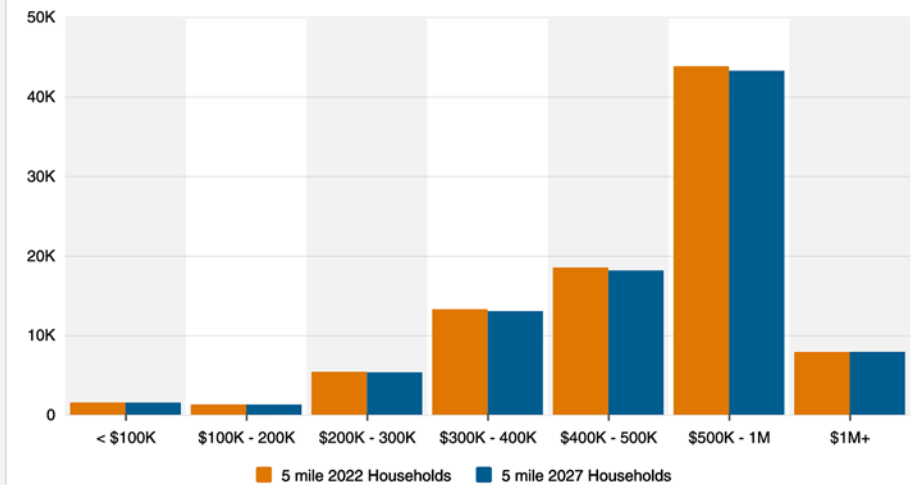
Household Income By Age



Housing Occupancy



Home Values





## For Lease Industrial Flex Property

3608 Griffith Ave  
Los Angeles, CA 90011

3,440± SF Building  
4,800± SF of Land

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