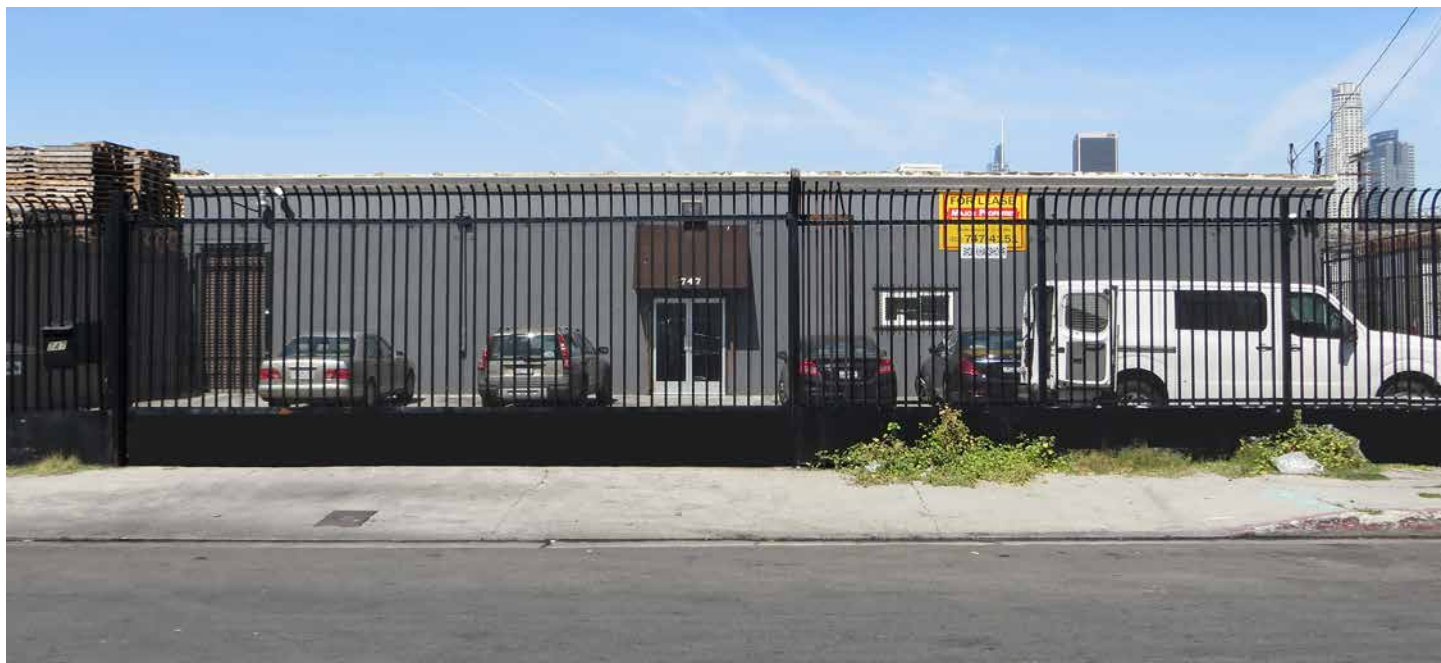


INDUSTRIAL FACILITY FOR SUBLEASE

Warehouse With Cooler

AVAILABLE SQ.FT.: 3,600

LAND SQ.FT.: 9,200



747 CERES AVENUE, LOS ANGELES, CA 90021

PROPERTY HIGHLIGHTS

- Warehouse with offices and 300 sq.ft. cooler
- Part of larger facility
- Ideal for produce or flower use
- Also great for fabrics, electronics, general use, etc.
- Gated parking lot for 2 vehicles
- 1 ground level loading door
- 400 sq.ft. office area (2) — One restroom
- 200A/120-240V/3-phase power service
- Adjacent to the DTLA Fashion District
- Near Flower Mart, San Pedro Wholesale Mart, City Market
- Sublease rental: \$5,000 per month (\$1.39 per sq.ft. gross)
- Lease expires March 31, 2027

PROPERTY DETAILS

Available Area..... 3,600± Sq.Ft.
Land Area 9,200± Sq.Ft.
Zone LA M2
Year Built 1959/2015
Construction Concrete Block
Ceiling Height 13'
Parking..... 2
Office Area..... 400 Sq.Ft. (2)
Ground Level Loading Doors 1
Power..... 200A/120-240V/3-Phase
Sprinklered No
APN 5146-002-049

For More Information, Please Contact

SION KHAKSHOUR

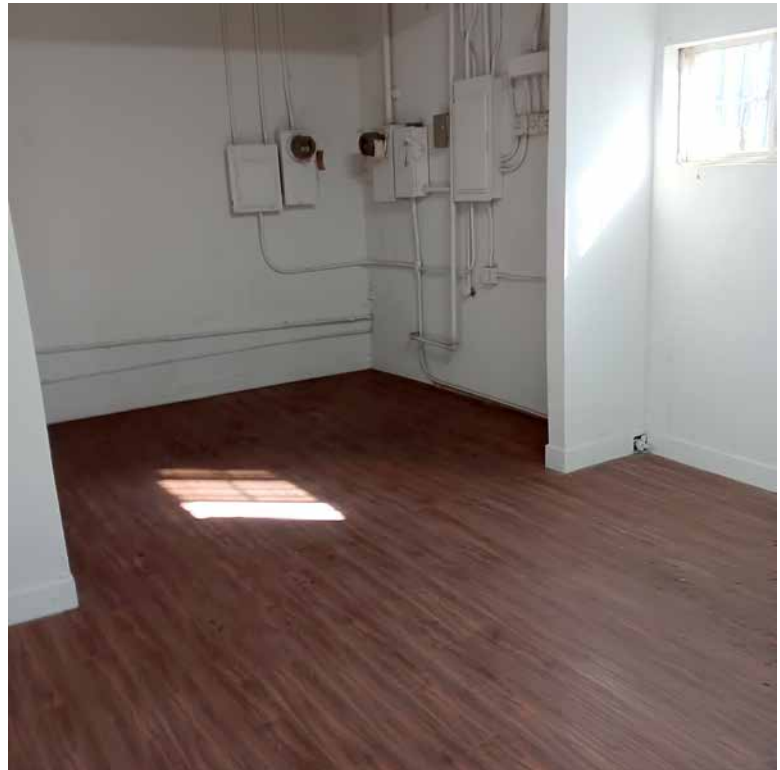
213.210.7492

sion@majorproperties.com

DRE LIC. # 00697373

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.

INDUSTRIAL FACILITY FOR SUBLEASE



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