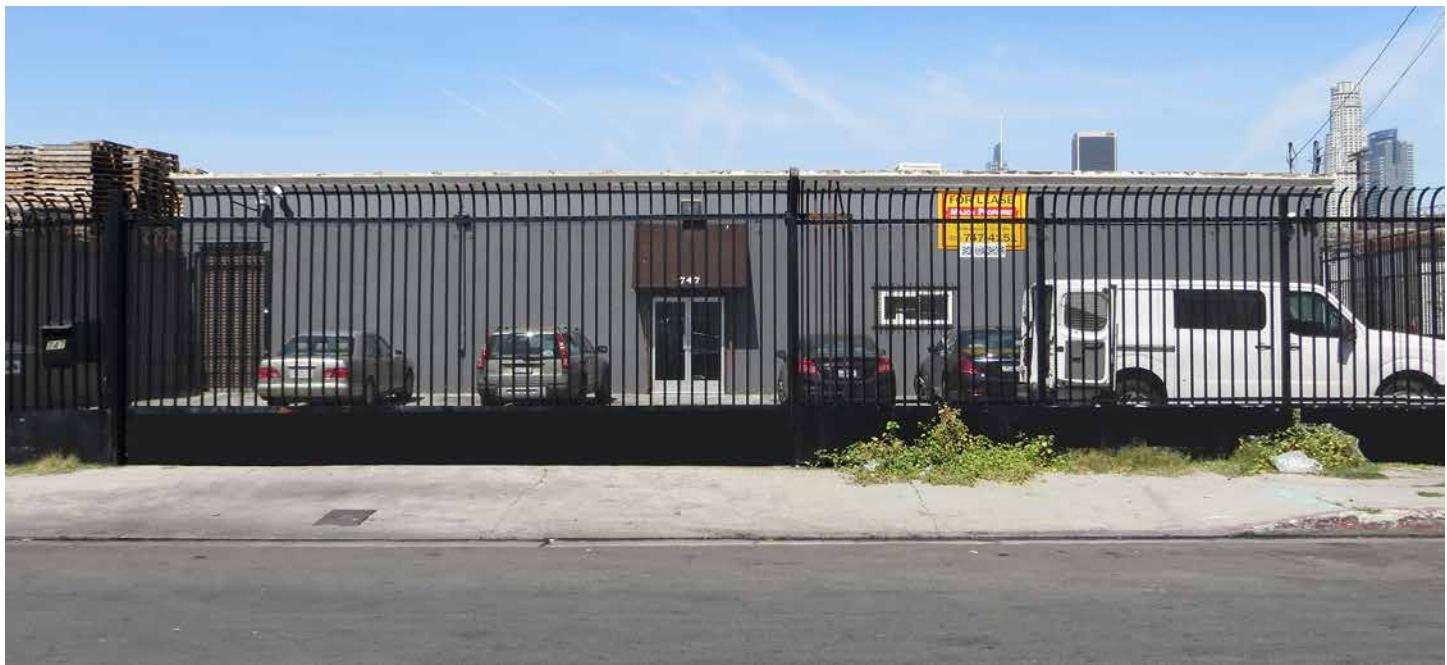


# INDUSTRIAL FACILITY FOR SUBLICENSE

## 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**

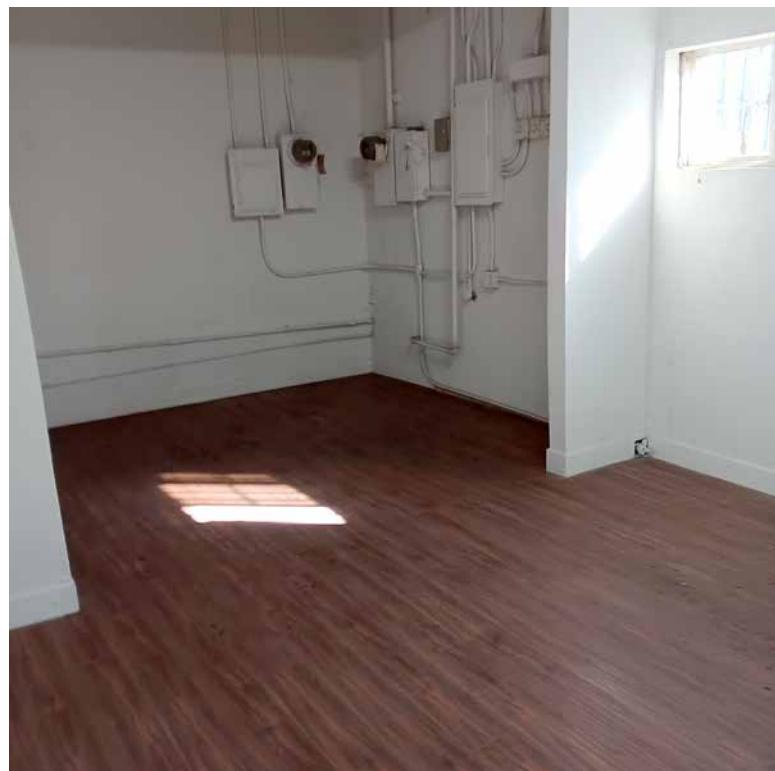
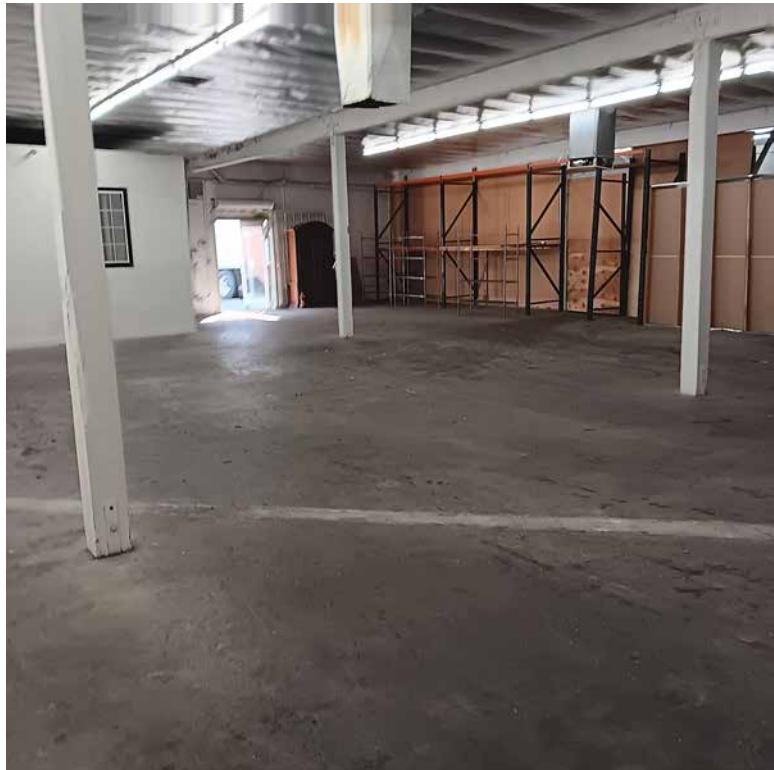
**213.210.7492**

**sion@majorproperties.com**

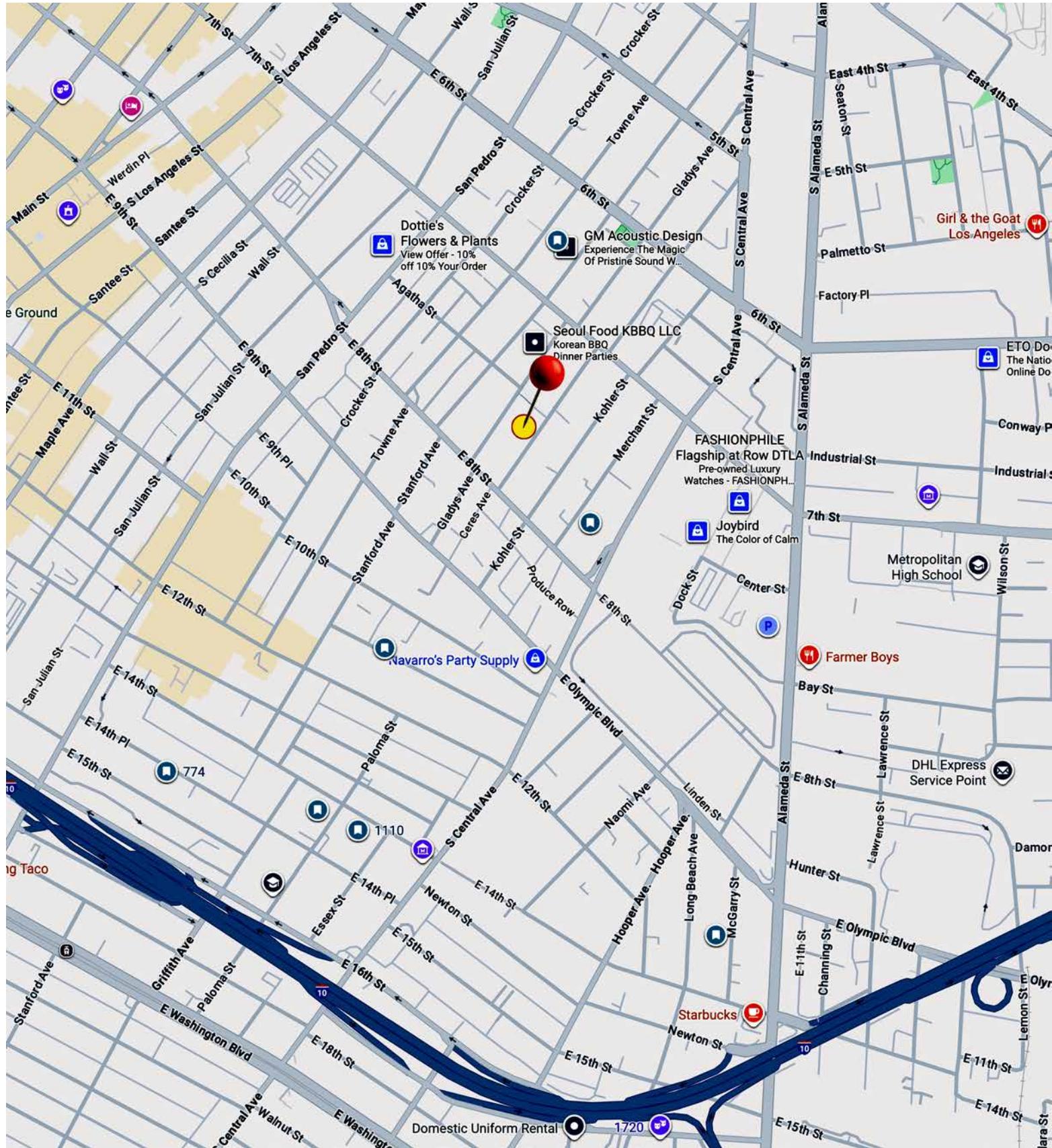
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The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

# INDUSTRIAL FACILITY FOR SUBLLEASE



# INDUSTRIAL FACILITY FOR SUBLEASE



**1200 West Olympic Boulevard, Los Angeles, California 90015  
213.747.4151 • fax 213.654.2214 • [www.majorproperties.com](http://www.majorproperties.com)**

