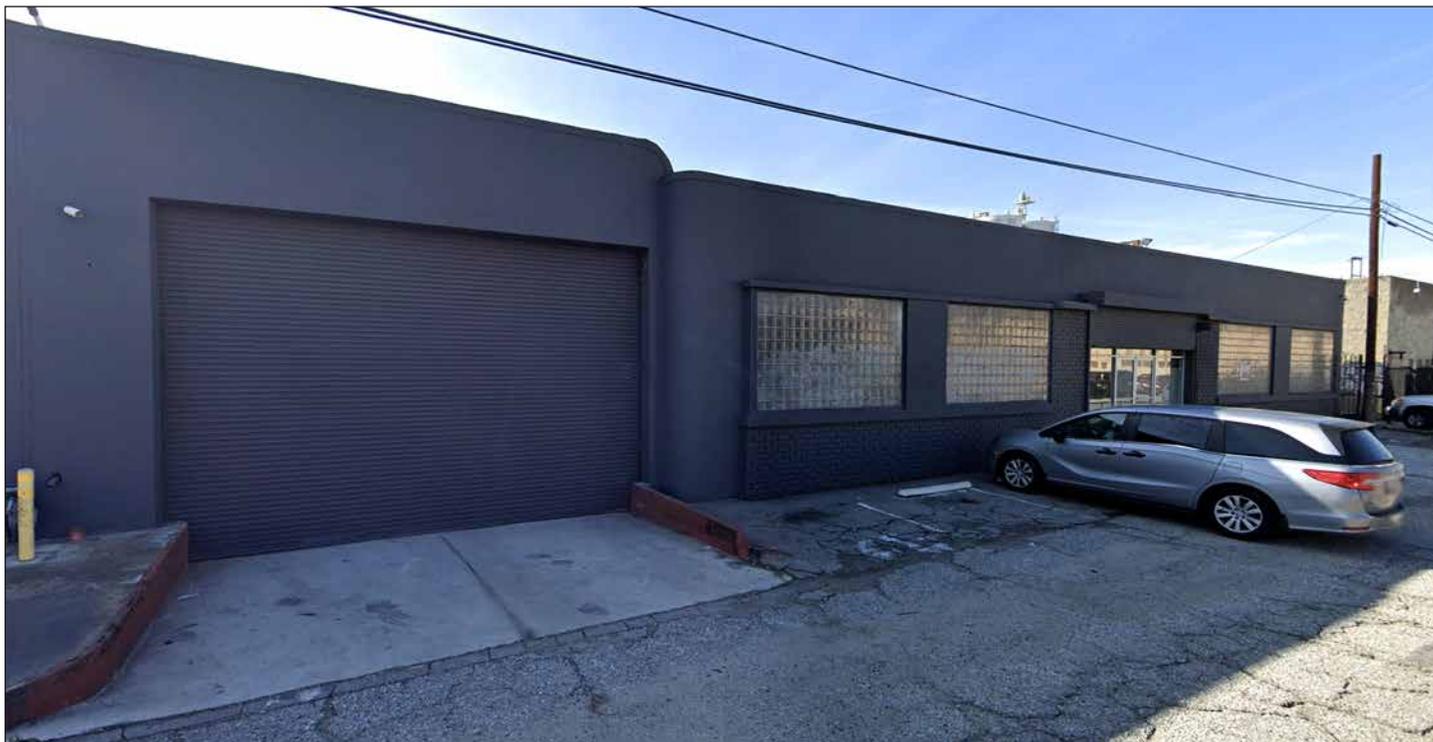


# INDUSTRIAL PROPERTY FOR LEASE

## Manufacturing/Warehouse Facility

AVAILABLE SF: 37,000 ±

TOTAL BUILDING SF: 101,398 ±



2828 E 12TH STREET, LOS ANGELES, CA 90023

- Part of larger manufacturing/warehouse facility
- Currently being renovated to “like new” condition
- Abundant natural light
- Heavy power service and 2 interior docks
- Plenty of head-in parking available
- Nice office space, break room, four restrooms
- 2 blocks south of Olympic Blvd just east of Soto Street
- Located 1/4 mile east of the Los Angeles River and 1/2 mile south of the I-10–60–I-5–101 freeway interchange
- Lease: \$33,300 per month (\$0.90 per SF gross)

For More Information, Please Contact

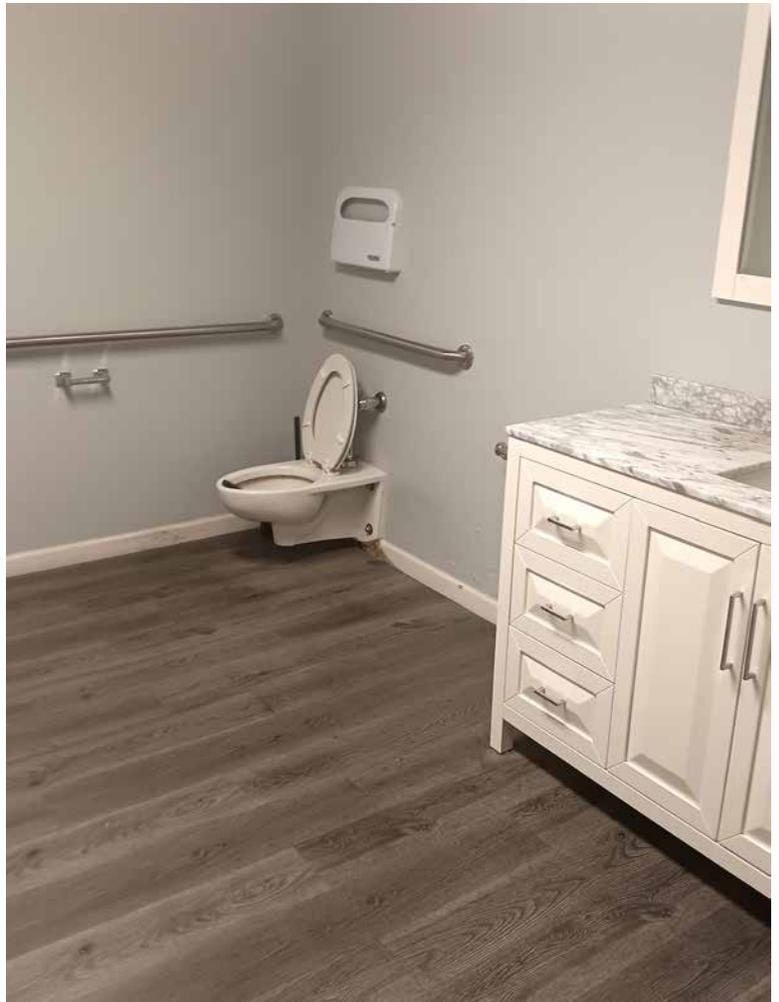
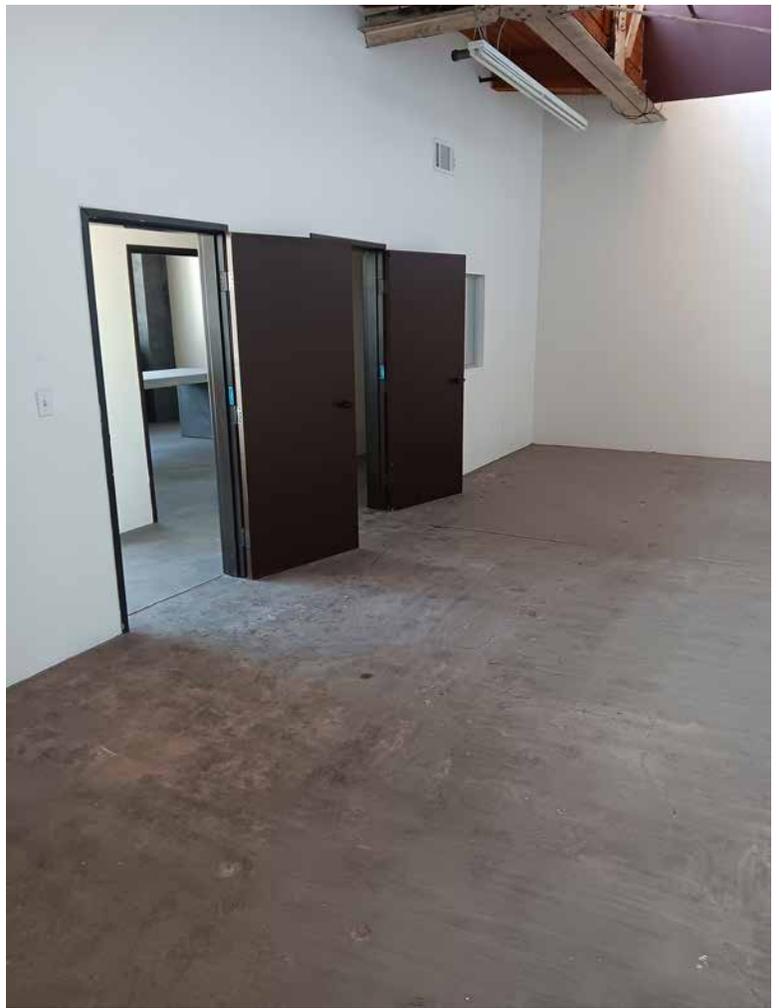
**SION KHAKSHOUR**  
213-210-7492  
sion@majorproperties.com  
LIC. 00697373

### PROPERTY DETAILS

Available Area .....	37,000± SF
Year Built.....	1941/1954
Construction.....	CTU
Clear Height.....	18’-20’
Office Area.....	3,000± SF (4)
Interior Dock High Doors .....	2
Power .....	1000A/277-480V/3-Ph
Restrooms.....	4
Parking.....	20±
Zone .....	LA M3-2

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 PROPERTY FOR LEASE

