

INDUSTRIAL WAREHOUSE WITH YARD FOR LEASE



Half Rent (\$0.50/SF) for the First 3 Months!

±9,000 SF Warehouse on ±10,000 SF of Land

3045 E 11th Street, Los Angeles, CA 90023

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM

Property Details

Building Size:	±9,000 SF
Land Size:	±10,000 SF
Year Built:	1949
Construction:	Masonry
Ceiling Clearance:	13'
Ground Level Loading Doors:	2: 10x10 & 10x12
Power:	400A/120-240V/3Ph 4W
Parking:	±10 Surface Spaces
Restrooms:	4
Zone:	LA M2

Property Highlights

- Functional warehouse facility with yard and multiple roll-up loading doors
- Suitable for a wide range of industrial & creative uses: Manufacturing, flex, lab, R&D, etc.
- Previously used for garment manufacturing
- Located one block south of Olympic Blvd and four blocks east of Soto Street
- One-half mile south of the I-10, I-5, 101 & 60 Freeway interchange

First 3 Months: \$4,500 Per Month (\$0.50 Per SF Gross)

Then: \$9,000 Per Month (\$1.00 Per SF Gross)

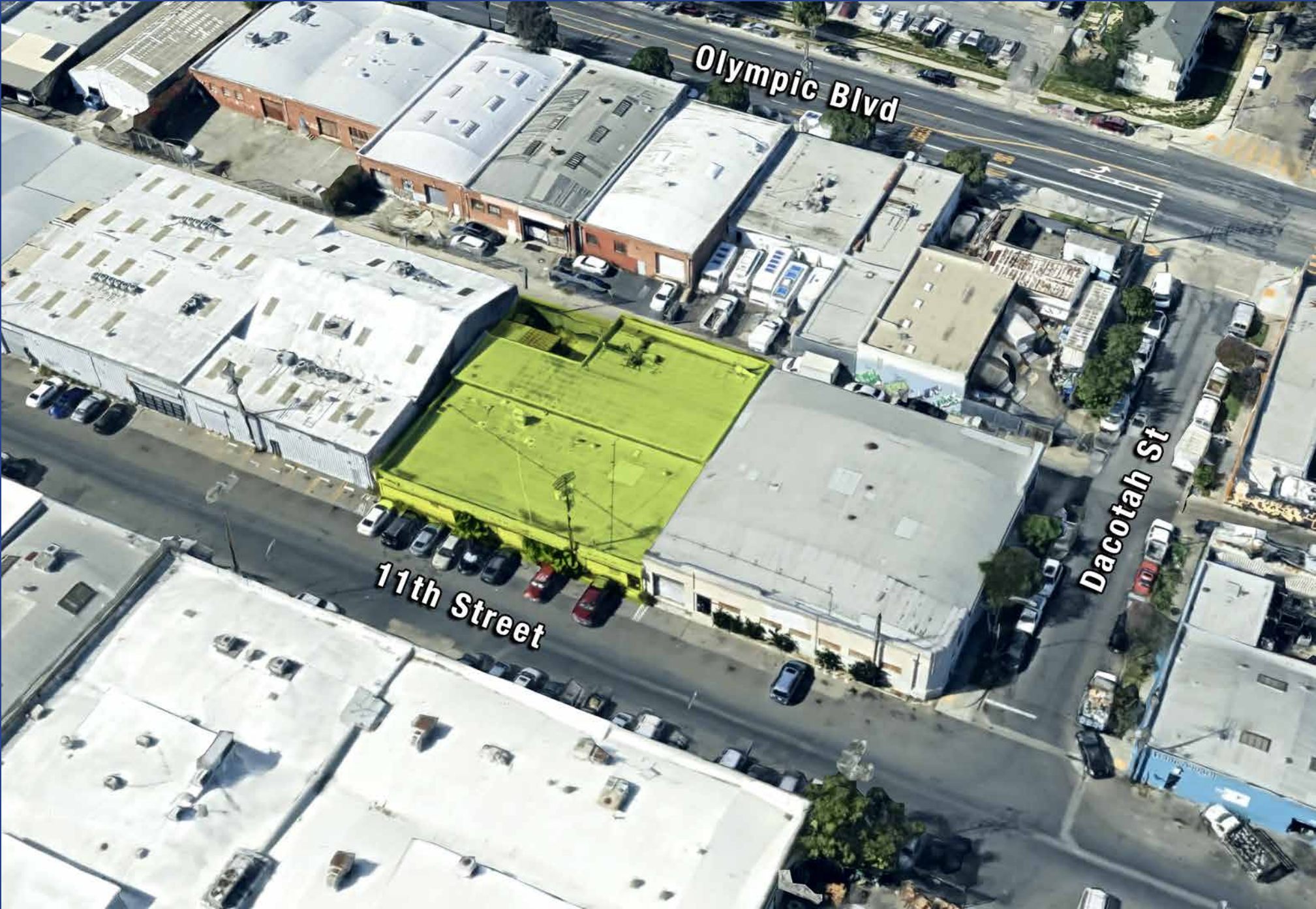


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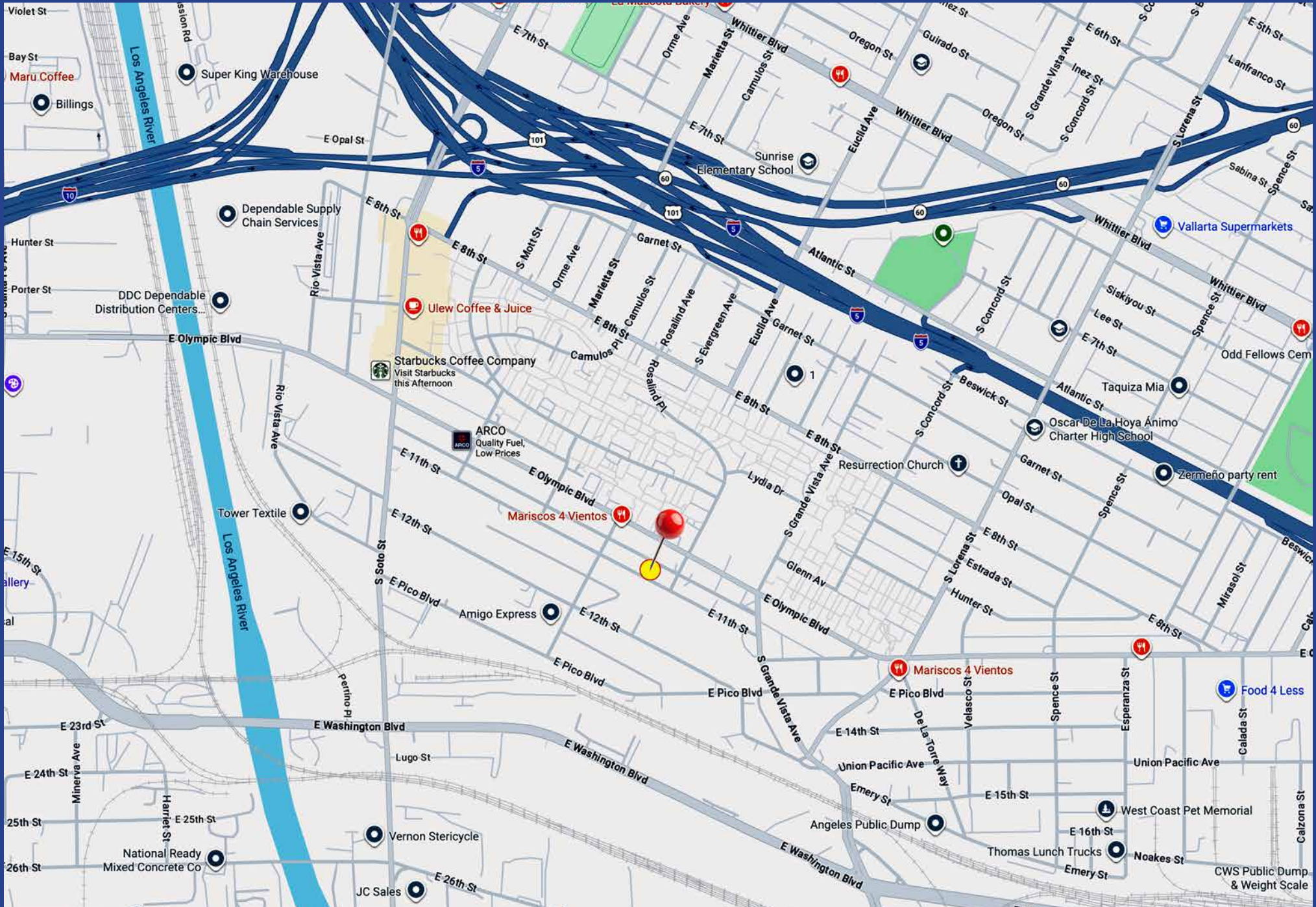




Aerial Photo



Area Map



3045 E 11th Street
Los Angeles, CA 90023

±9,000 SF Warehouse
±10,000 SF of Land

Includes Small Yard and
Parking for ±10 Vehicles

Half Rent for First 3 Months!

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