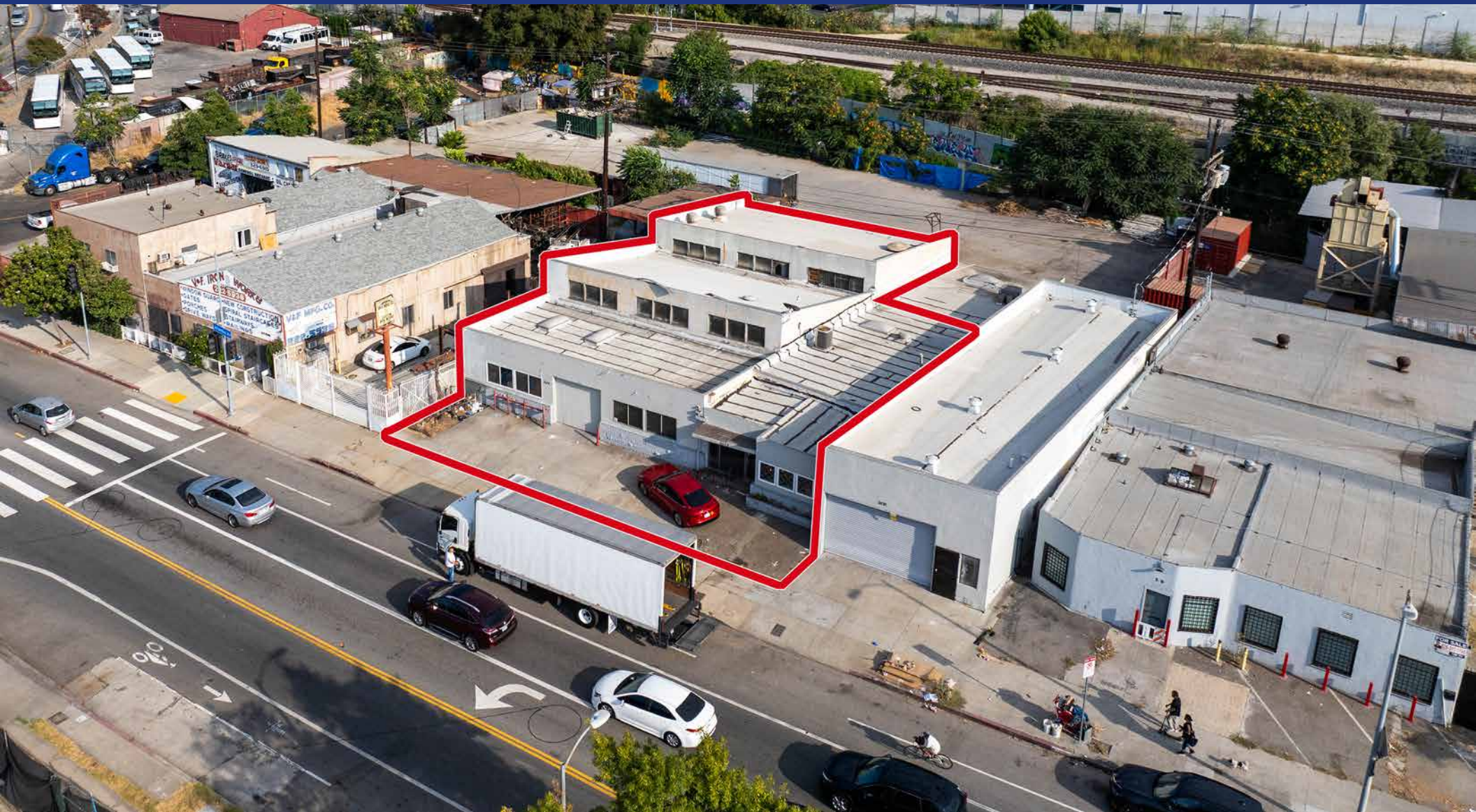


INDUSTRIAL PROPERTY FOR LEASE

5,468± SF Building Available



5574 ALHAMBRA AVE, LOS ANGELES, CA 90032

**5574 ALHAMBRA AVENUE
LOS ANGELES, CA 90032**

Property Highlights

- Large open floor-plan warehouse available for immediate occupancy
- Sawtooth roof with abundant natural light
- One (1) front 8' x 10' ground level loading door, and two (2) rear 10' x 10' ground level doors
- ±500 SF office with two (2) restrooms
- ±400 SF bonus mezzanine
- Rear yard possible (contact agent for details)
- Motivated landlord—all reasonable offers accepted

Property Details

Building Area:	5,468± SF
Land Area:	5,303± SF
Year Built:	1954
Zone:	LA MR1-1VL
Land Use:	Light Industrial
APN:	5220-028-007

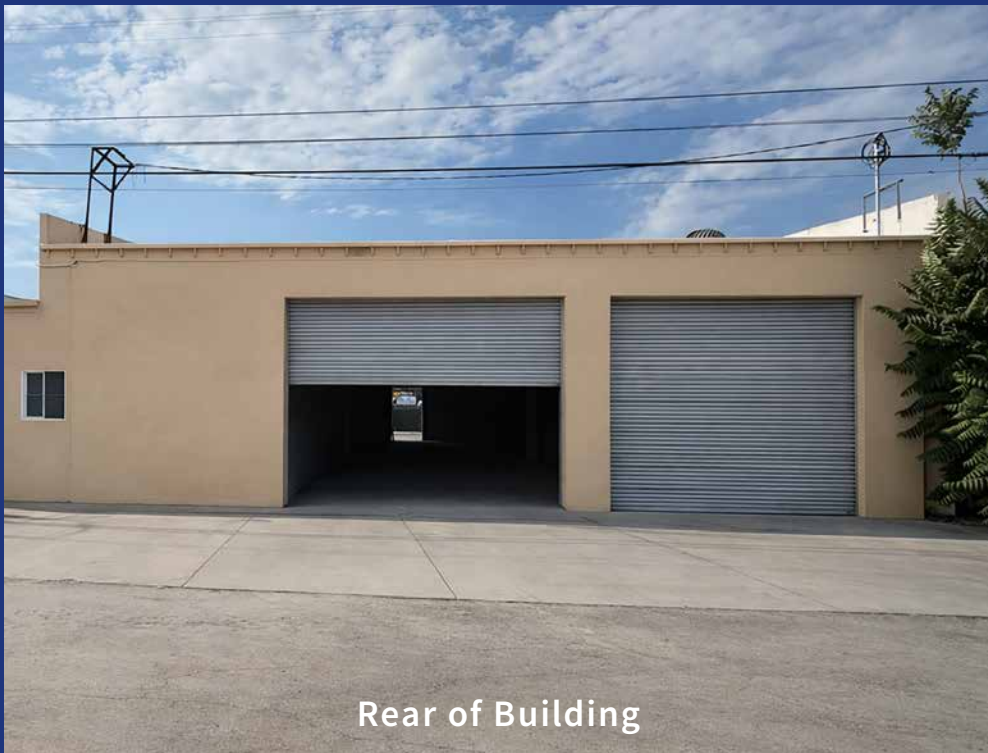
Location Details:

- Just west of Concord Avenue
- Situated between Valley Blvd and Huntington Drive
- Close proximity to the I-10, 710 and I-5 freeways
- Adjacent to Lincoln Heights, Alhambra, Monterey Park, and South Pasadena
- Seven (7) miles from Downtown Los Angeles

Asking Rent: \$7,655 Per Month (\$1.40 Per SF)

Proposed Term: 3-5 Years

Annual Escalations: 3.5%



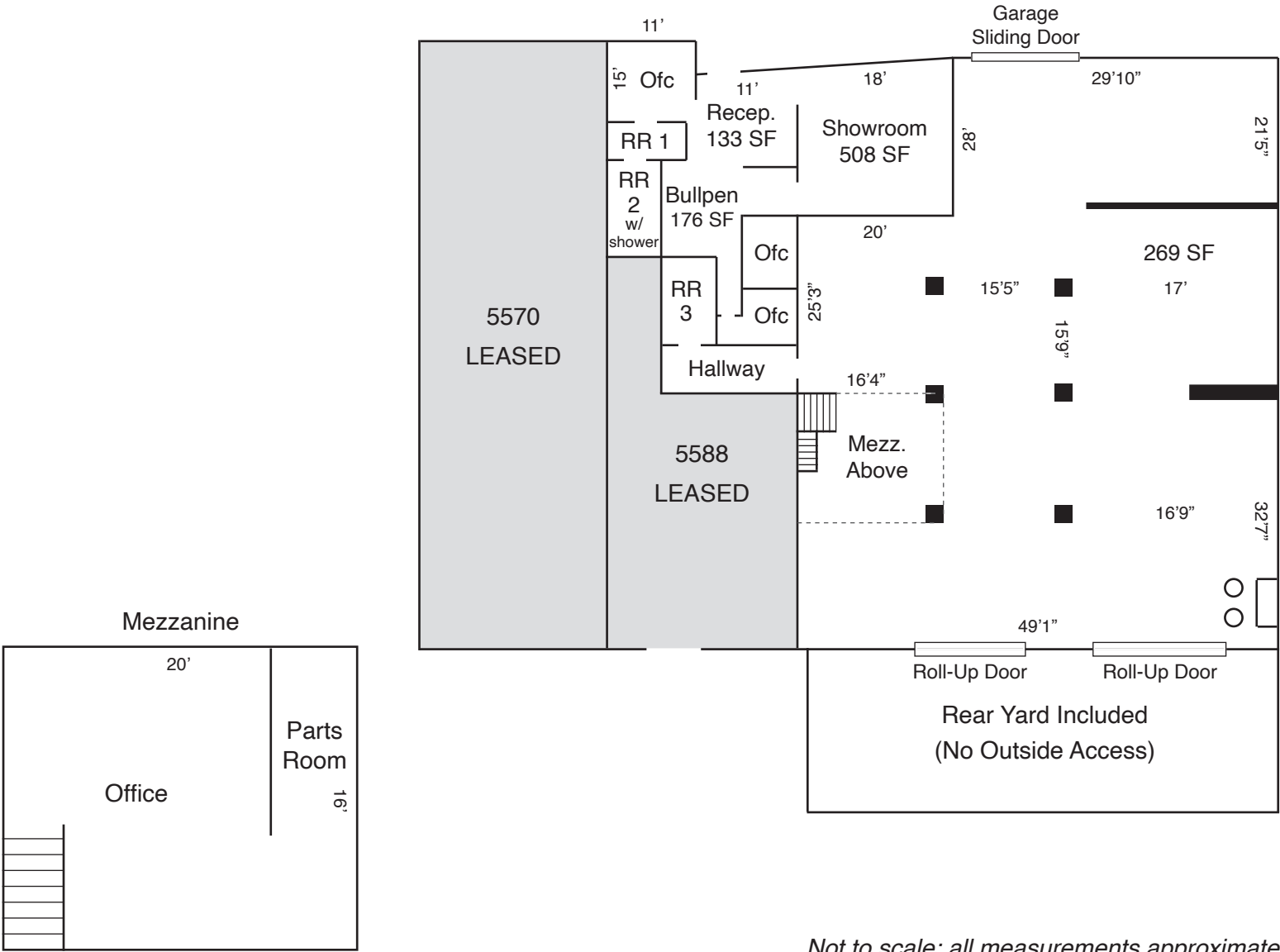
Rear of Building



SITE PLAN I 5574 ALHAMBRA AVE

ALHAMBRA AVE

Sidewalk



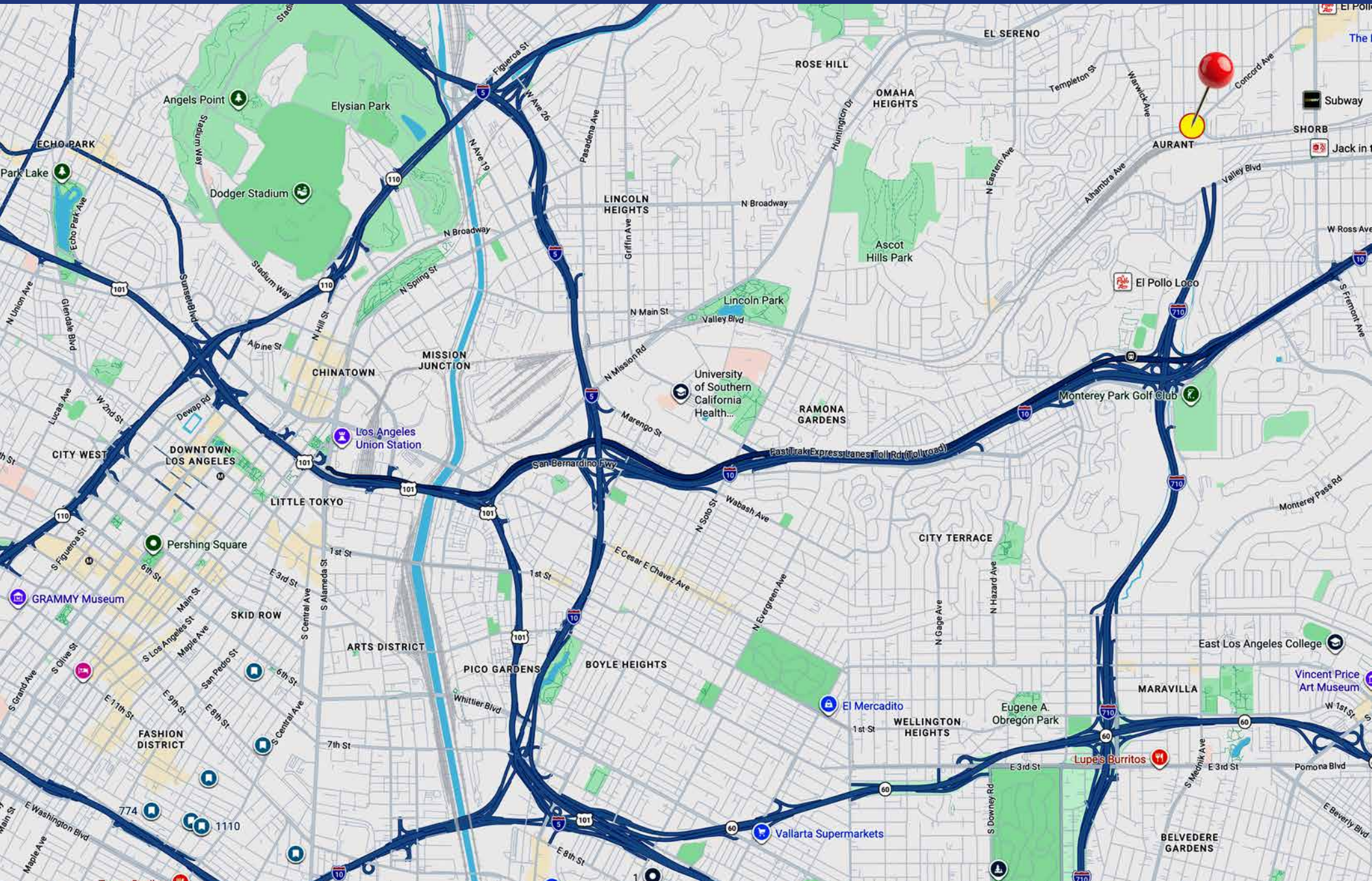
Not to scale; all measurements approximate

AERIAL PHOTO

5574 ALHAMBRA AVE
5,468± SF Industrial Building
Available For Lease at
\$7,655 Per Month Gross



AREA MAP



FOR LEASE

5574 ALHAMBRA AVE, LOS ANGELES, CA 90032

INDUSTRIAL PROPERTY FOR LEASE 5,468± SF Building Available Now

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This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

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