

LEASE

WAREHOUSE / FLEX SPACE

MAJOR PROPERTIES

REAL ESTATE
Commercial • Industrial

336

S ANDERSON STREET

**\$0.99/SF/MO MODIFIED GROSS
≈11,100 RENTABLE SF**

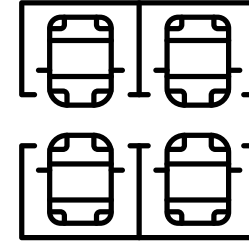
BUILDING

PROPERTY HIGHLIGHTS

Efficient industrial space with convenient access to Downtown Los Angeles & Arts District



Flexible
Warehouse &
Manufacturing
Space

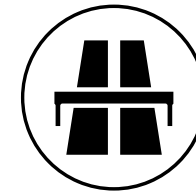


On-Site Parking



Secure Fenced
Property

SUBJECT PROPERTY



Excellent Freeway
Access



Loading
Capabilities



Prime East Los
Angeles Industrial
Location

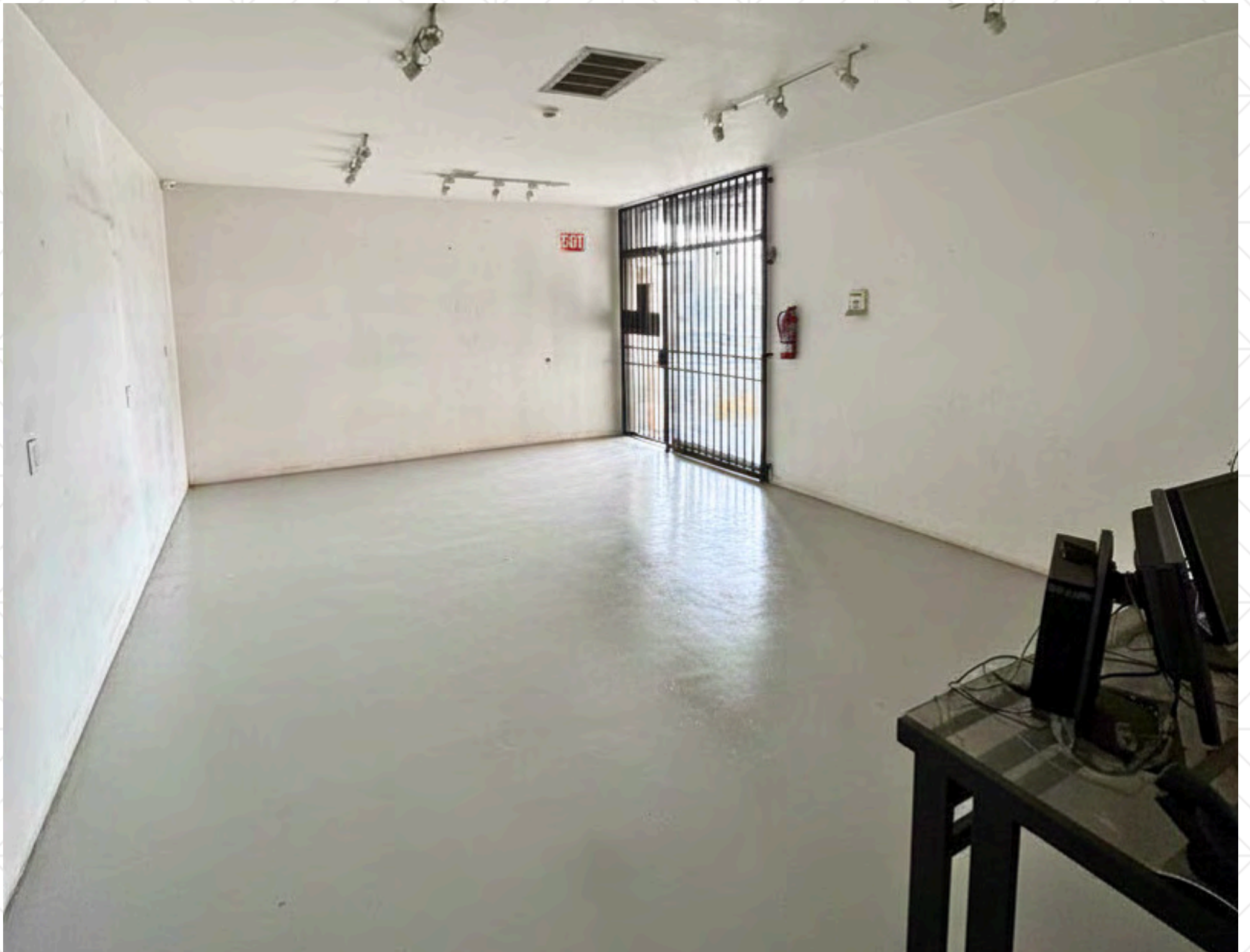
PROPERTY DETAILS

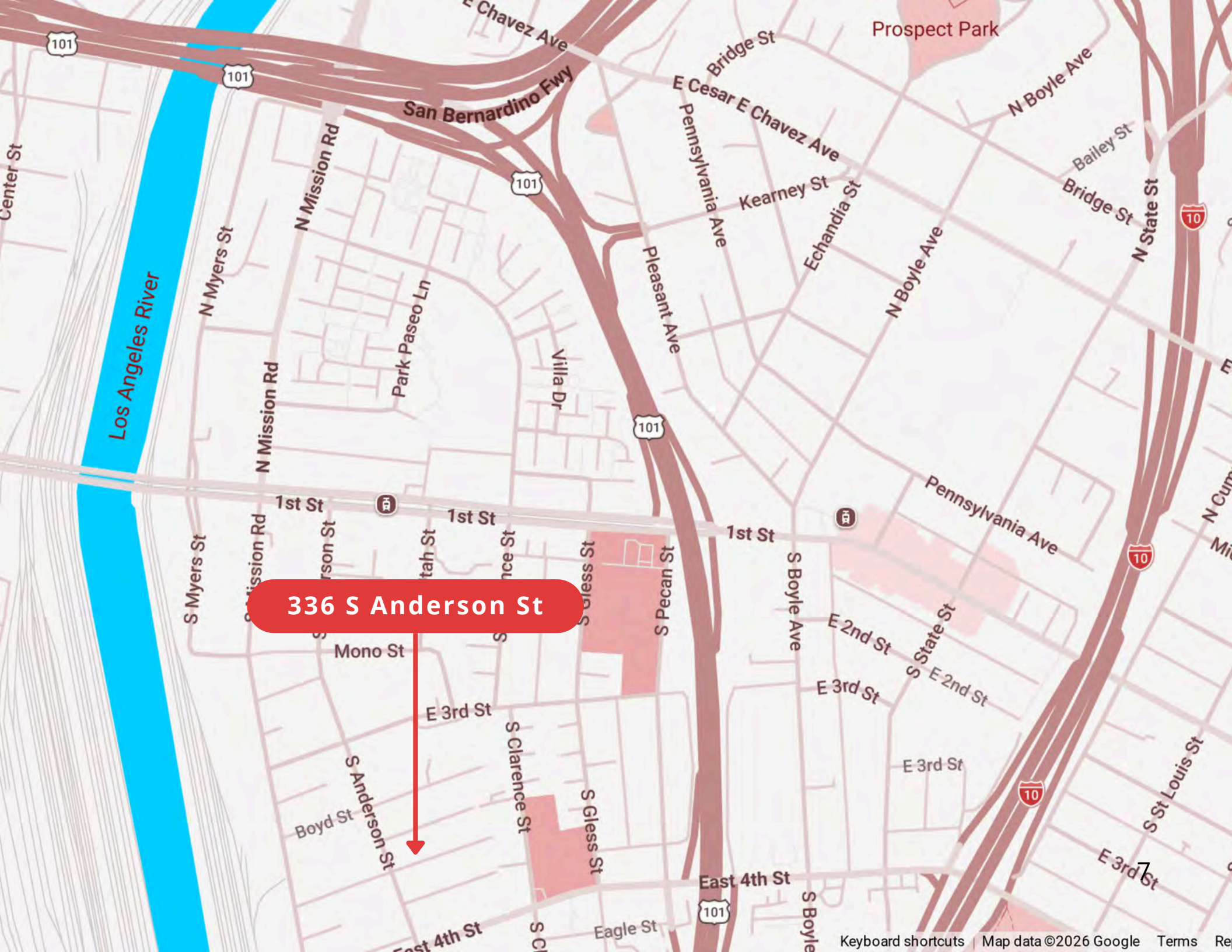
Price / SF	\$0.99 per sq. ft. MG/ \$11,000 / mo
Available Space	±11,100 SF
Clear Height	14'
Sprinklers	No
Dock High Loading	1
Power	100 - 200a/240v 3p
HVAC	Warehouse & Office
Parking	±10 Surface Spaces
Frontage	Anderson St & Boyd St
Year Built	1959
Zoning	LAM2
APNs	5172-019-011

*Buyer to verify all information

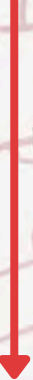








336 S Anderson St



**FOR MORE INFORMATION REGARDING THIS
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