

INDUSTRIAL FACILITY FOR LEASE

Ideal for Trucking/Logistics/Warehouse Use



±89,350 SF Building on ±269,200 SF of Land
500-516 W 140TH ST, LOS ANGELES, CA 90061

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM

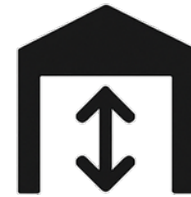
500-516 W 140TH STREET
LOS ANGELES, CA 90061

Property Details

Building Size:	±89,350 SF
Land Size:	±269,200 SF
Stories:	1
Zone	LA M2
Year Built	1974
Construction	CTU
Ceiling Height	21'
Office Area	9,982 Sq.Ft. (AC & Heat) Includes 6,000 Sq.Ft. Mezzanine
Restrooms	4
Parking	200+ Vehicles
Ground Level Loading Doors	2: 8x10
Dock High Loading	37 Positions
Sprinklered	Yes
Power	800A/120-240V/3-Phase

LEASE RENTAL:

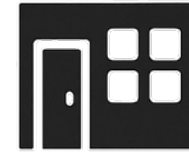
\$111,687 per month (\$1.25 per SF NNN)



**HIGH
CLEARANCE**



**TRUCK HIGH
LOADING**



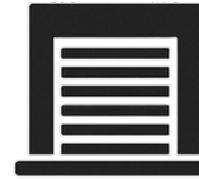
**OFFICE
SPACE**



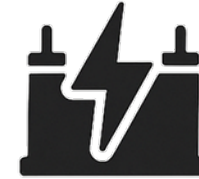
RESTROOMS



**ONSITE
PARKING**



**LOADING
DOORS**



**HEAVY
POWER**



**INDUSTRIAL
BUILDING**

Property Highlights

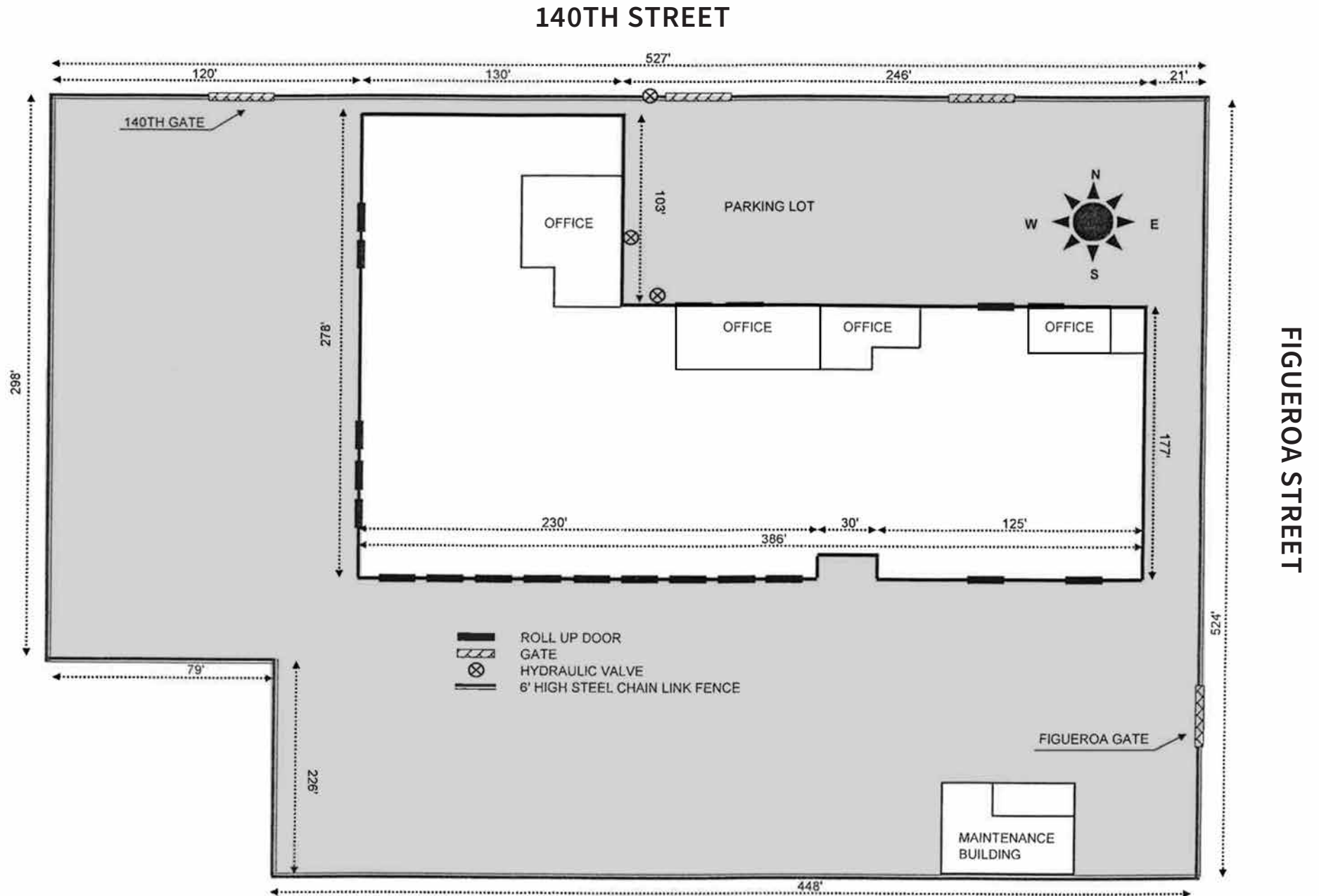
- Excellent trucking/logistics/warehouse facility
- 269,200 sq.ft. of total land
- Large office areas
- 37 dock high loading positions
- Heavy 800 amps power service
- Instant access to Harbor (110), Gardena (91) and Century (105) Freeways
- Close to LAX and Ports







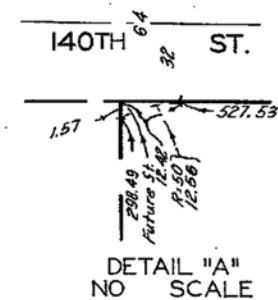
SITE PLAN



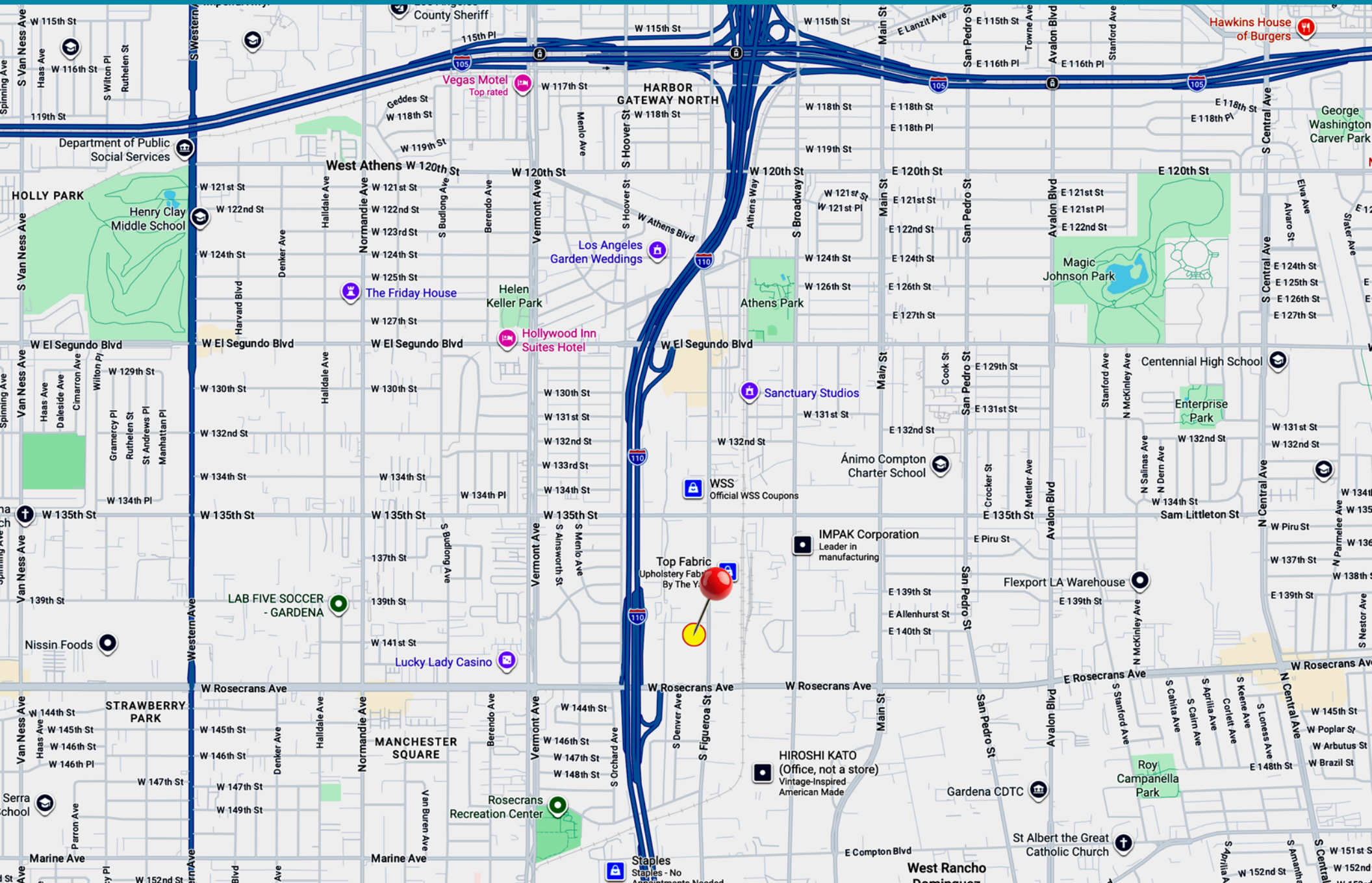
AERIAL PHOTO



2



AREA MAP



FOR LEASE

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TRUCKING/LOGISTICS/WAREHOUSE FACILITY

±89,350 SF Building on ±269,200 SF of Land

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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.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Exclusively offered by:



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