

LEASE

WAREHOUSE / FLEX SPACE

MAJOR PROPERTIES

REAL ESTATE
Commercial • Industrial

**1460
E 25TH
STREET**

\$0.85/SF/MO MG | \$5,100/MO

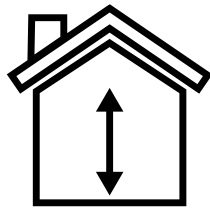
LOS ANGELES, CA 90011

PROPERTY HIGHLIGHTS

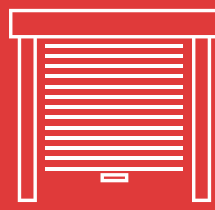
Warehouse / Flex Space
Clear Span with Gated Parking



±6,000 SF
warehouse with
±1,000 SF office



Clear-span space
with 15'-18'
insulated ceiling



8'x10' and 14'x14'
loading doors



200A single & 3-
phase power plus
skylights



Gated parking for
±8-9 cars



Central & Hooper,
North of Adams
Blvd

SUBJECT PROPERTY

1460 E 25th St

Mixografia

Umgee USA

dr. Julian Nava
Learning Academy

Compton Ave

Compton Ave

Geraldine St

Hooper Ave.

E 25th St

E 23rd St

E 23rd St

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PROPERTY DETAILS

Price / SF	\$0.85/SF/MO MG / \$5,100/MO
Available Space	±6,000 SF
Clear Height	15'-18' insulated
Office Area	±1,000 SF
Loading Doors	8' x 10' and 14' x 14'
Power	200A single & 3-phase
Lease Term	3-5 years
Parking	Gated, ±8-9 Cars*
Frontage	E 25 th St
Year Built	1962
Zoning	LAM1
APNs	5118-010-006

***Tenant to verify**

*Lessor shall have right to pass through the parking lot area to access their parking lot area directly to the south.

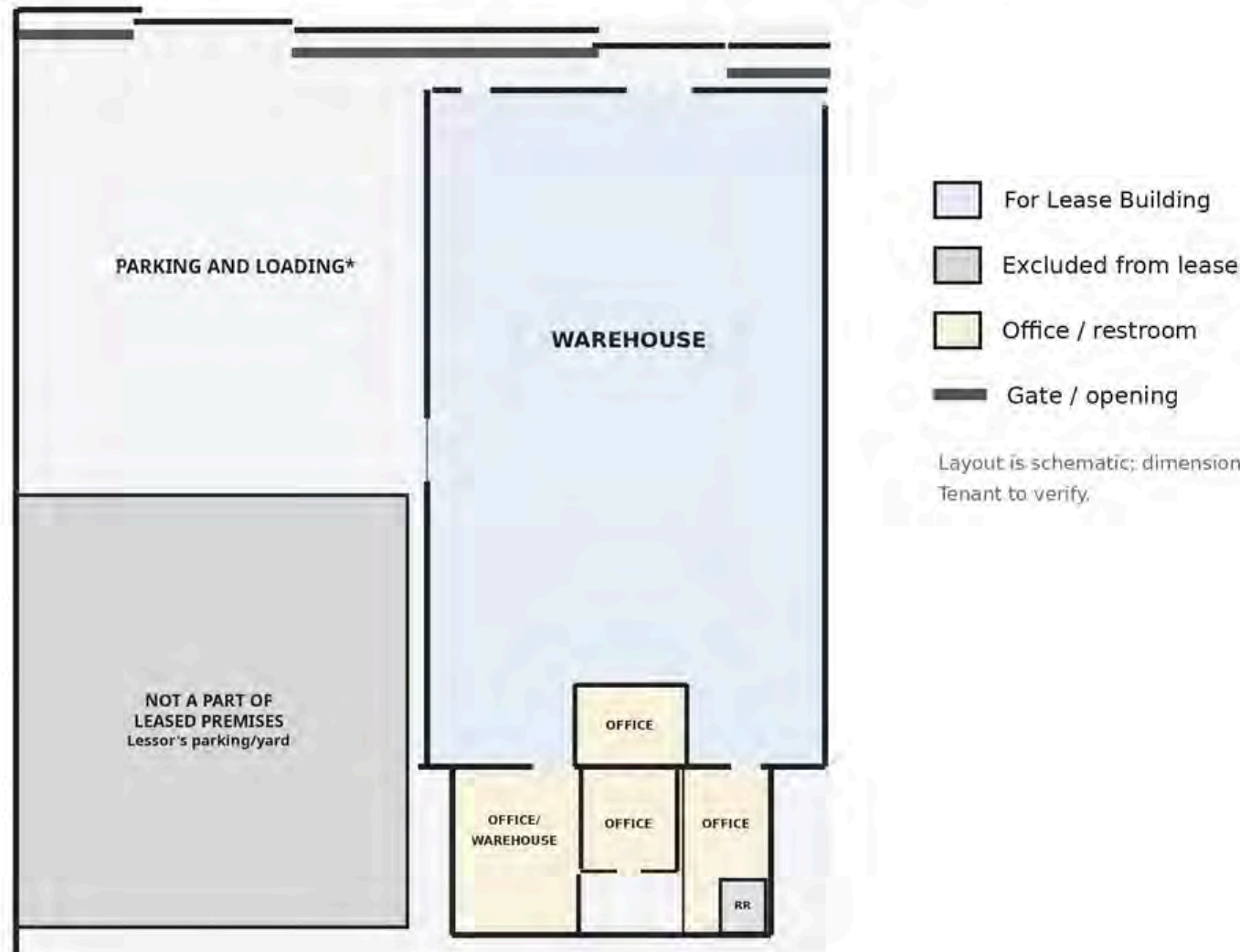




FLOOR LAYOUT

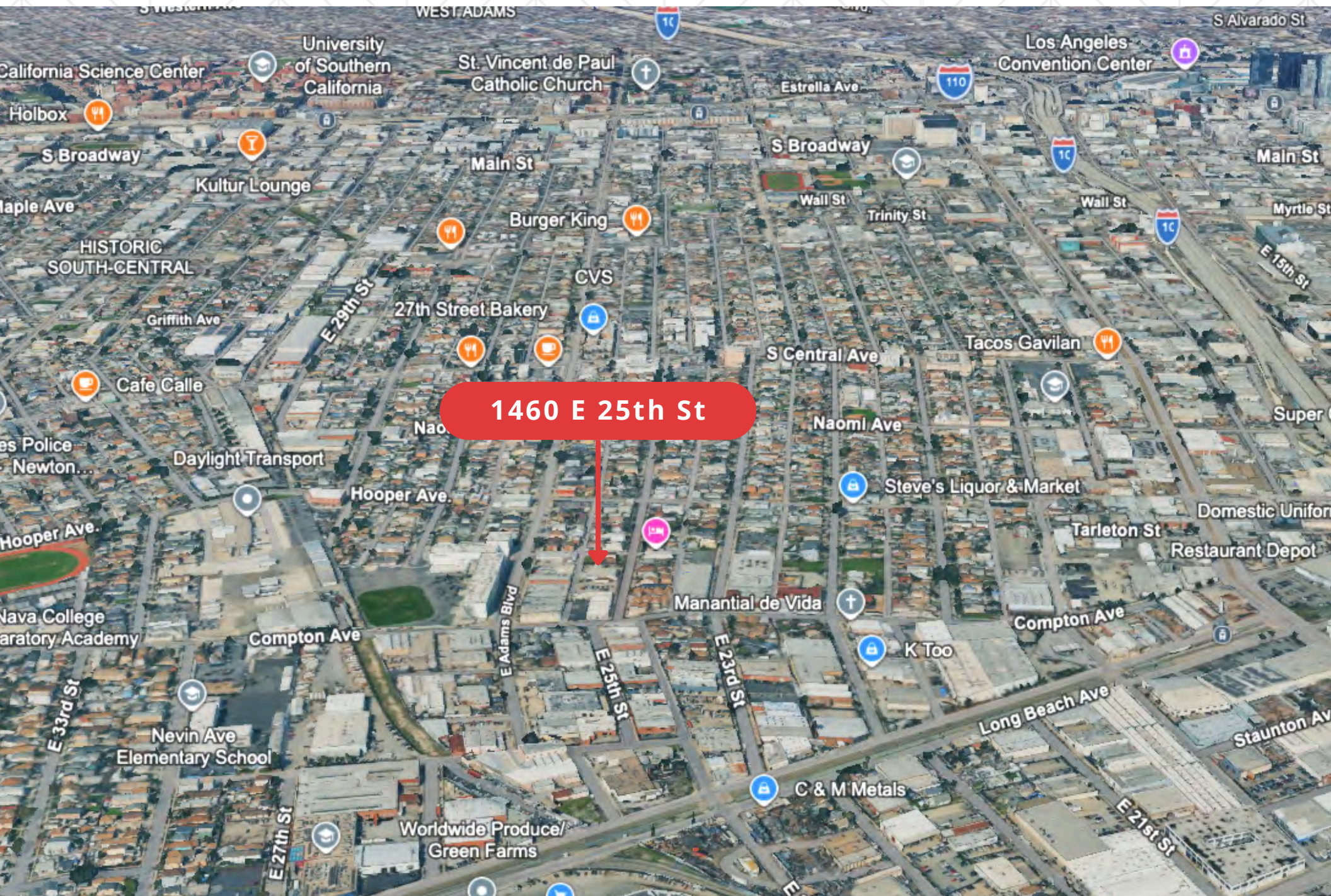
1460 E. 25TH STREET

SITE & FLOOR LAYOUT | NOT TO SCALE



*Lessor shall have right to pass through the parking lot area to access their parking lot area directly to the south.

THE AREA



1460 E 25th St

**FOR MORE INFORMATION REGARDING THIS
OPPORTUNITY, PLEASE CONTACT:**



JESSE MCKENZIE

Senior Vice President

714.883.6875

jesse@majorproperties.com

License: CA # 01939062



BRAD LUSTER

President

213.276.2483

brad@majorproperties.com

License: CA # 00913803

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MAJOR PROPERTIES

1200 W Olympic Blvd

Los Angeles, CA 90015

