

MANUFACTURING/WAREHOUSE FOR LEASE

36,000 SF AVAILABLE



3161 E WASHINGTON BLVD, LOS ANGELES, CA 90023

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LOS ANGELES, CA 90023**

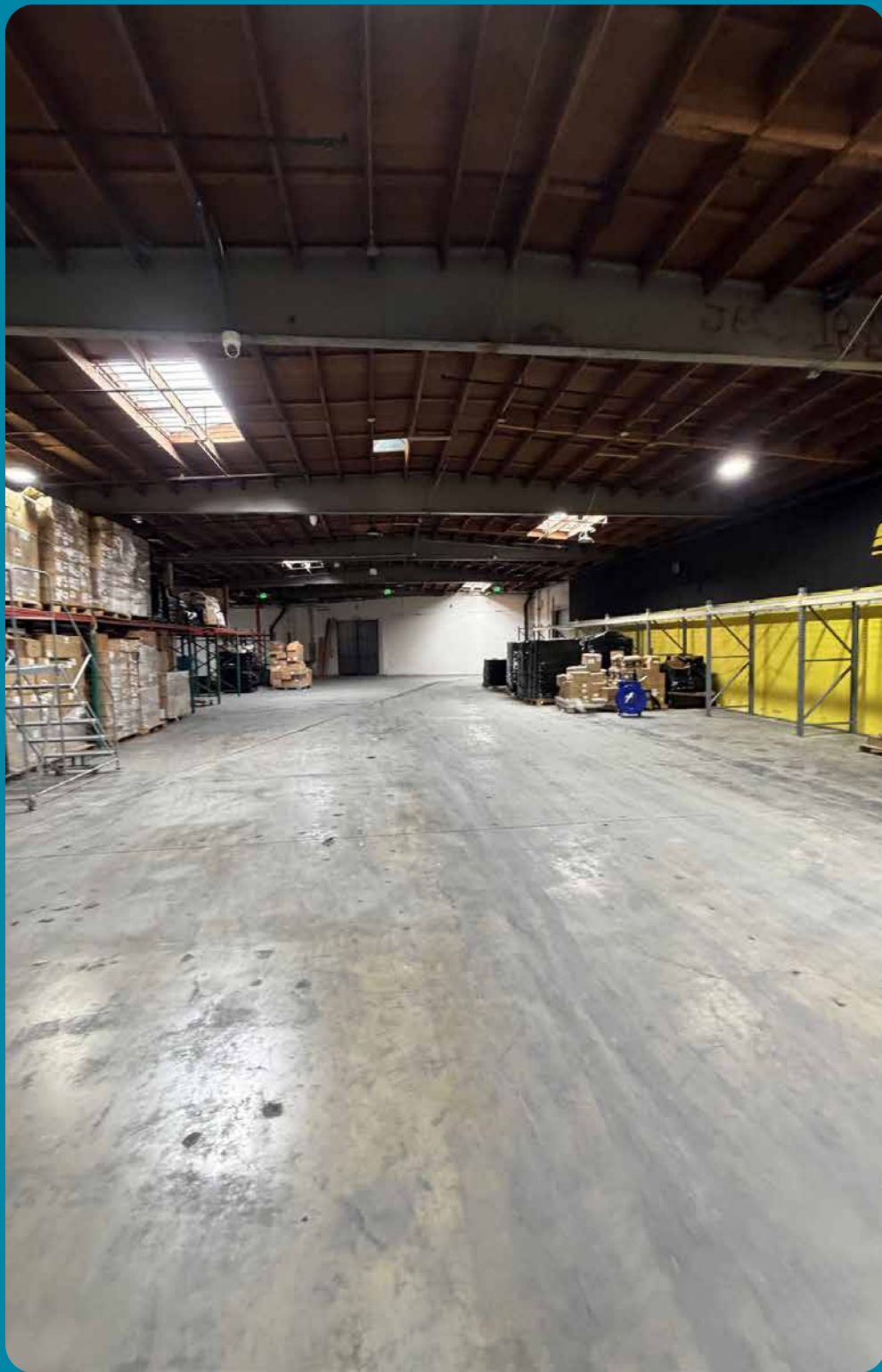
Property Details

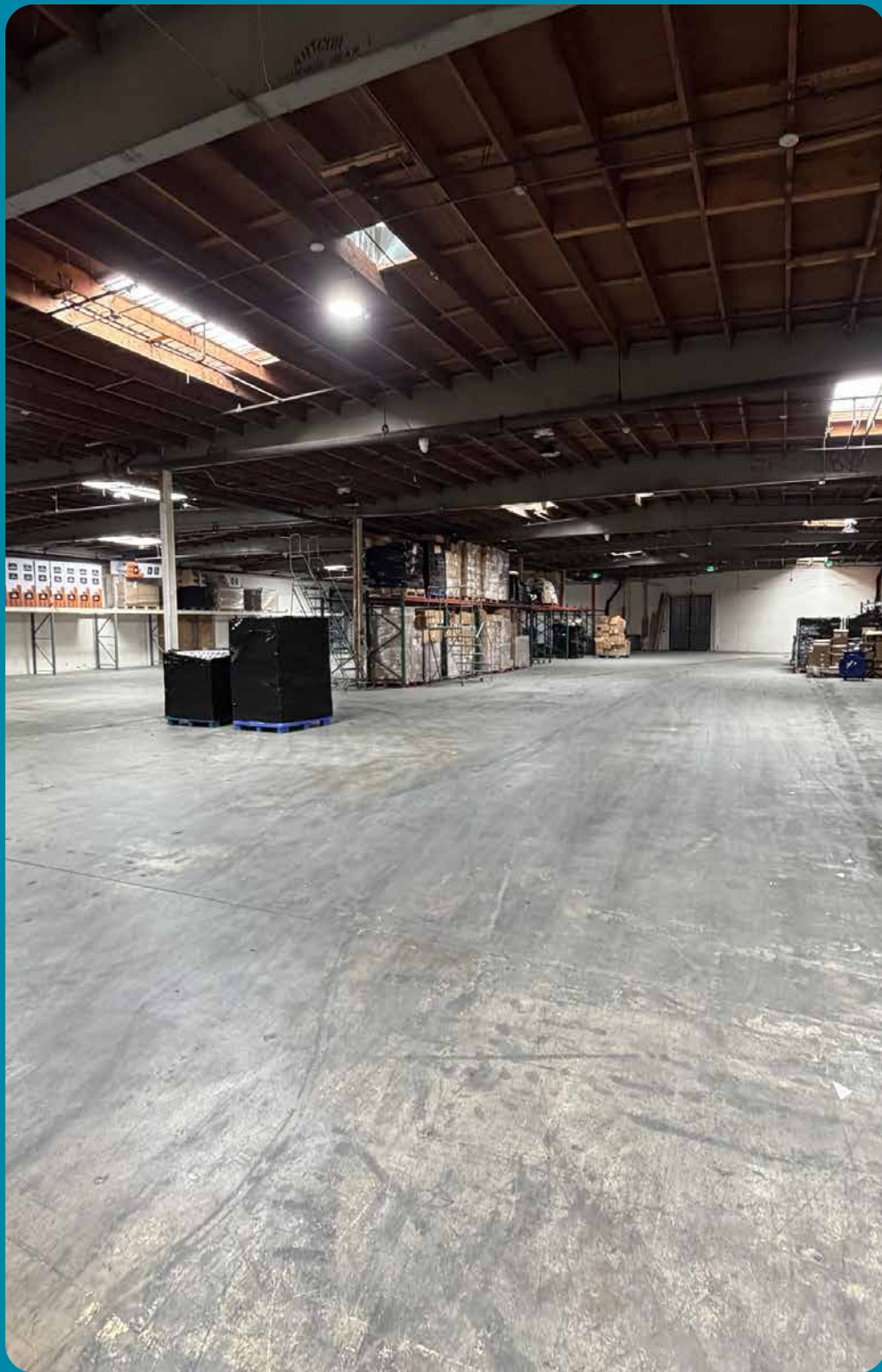
Total Building Area:	±36,000 SF
Warehouse Area:	±30,000 SF
Office Area:	±6,000 SF
Year Built:	1956
Construction:	Reinforced Concrete
Clearance Height:	22'
Loading:	2 Dock-High + 1 Ground Level Door
Power:	800A/120-240V/3Ph
Parking:	10 Surface Spaces
Zone:	LA M3-1CUGU

Property Highlights

- Manufacturing/warehouse facility for lease
- 22' warehouse clearance height with skylights
- Heavy 800 amps power service
- Secure onsite parking lot
- Dock-high and ground level loading
- Located midway between Soto Street and Downey Road
- Just over one mile southeast of the intersection of the I-5, I-10, 60 & 101 freeways
- Minutes from Downtown Los Angeles and adjacent to the City of Vernon

**Lease Rental: \$41,400 Per Month
(\$1.15 Per SF Gross)
Term: Negotiable — Available Now!**

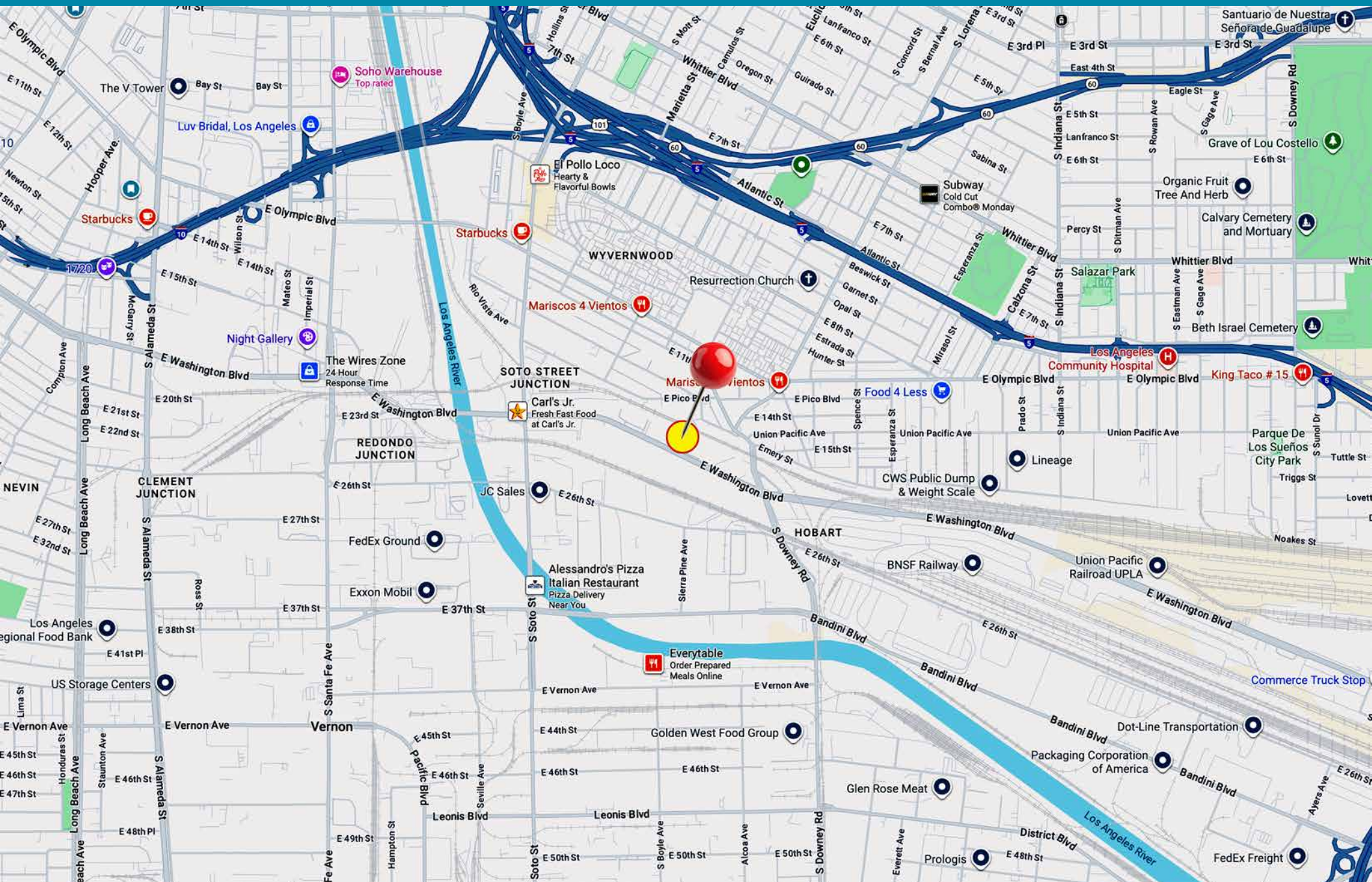




AERIAL PHOTO



AREA MAP



Daniel Moussazadeh & Charlie Rosenberg | Major Properties

FOR LEASE

3161 E WASHINGTON BLVD, LOS ANGELES, CA 90023

36,000 SF Industrial Facility

Located Just West of Grande Vista Ave/Downey Rd

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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



Daniel Moussazadeh

310.999.9437 mobile

213.747.7959 office

daniel@majorproperties.com

DRE LIC. 02058572



Charlie Rosenberg

213.500.3512 mobile

213.222.1201 office

charlie@majorproperties.com

DRE LIC. 02178627