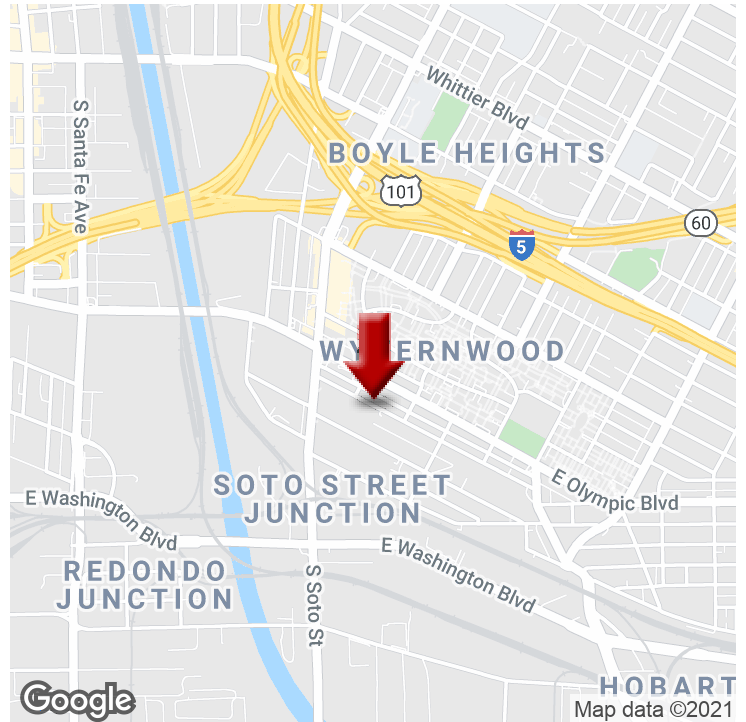


INDUSTRIAL FOR LEASE

TEXTILE WAREHOUSE

2824 E. 11Th Street , Los Angeles, CA 90023



OFFERING SUMMARY

| | |
|-----------------------|----------------------|
| AVAILABLE SF: | 15,470 SF |
| LEASE RATE: | \$1.75 SF/month (MG) |
| LOT SIZE: | 19,922 SF |
| YEAR BUILT: | 1950 |
| BUILDING SIZE: | 15,470 SF |
| RENOVATED: | 2011 |
| ZONING: | LAM3 |
| MARKET: | Los Angeles |
| SUBMARKET: | Vernon Industrial |

PROPERTY OVERVIEW

KW Commercial is pleased to present the opportunity to acquire a turn-key, well-maintained, Ideal owner user warehouse property located at 2824 e 11th Street, Los Angeles. The recently remodeled and upgraded subject property is a concrete masonry 15,470 SF (2660 office/12480 industrial) building on a 20470 sq ft lot. The property is in a state enterprise zone, cannabis blue zone and a opportunity zone.

PROPERTY HIGHLIGHTS

- -15,470SF (2660 SF OFFICE/12840 SF WAREHOUSE)
- -OPPORTUNITY ZONE/ENTERPRISE ZONE
- -3 POWER PANELS- two 400amp/240v/phase 3, one 200amp/120/240v phase 3
- -ACCESS TO 5,10,60 FWYS.
- -LOADING BAY DOCKS,
- -15 PARKING SPACES
- -SECURITY GATE
- -16 CHANNEL VIDEO SURVEILLANCE SYSTEM
- -SPRINKLERED

KW COMMERCIAL
700 S. Flower Street,
Suite 2900
Los Angeles, CA 90017

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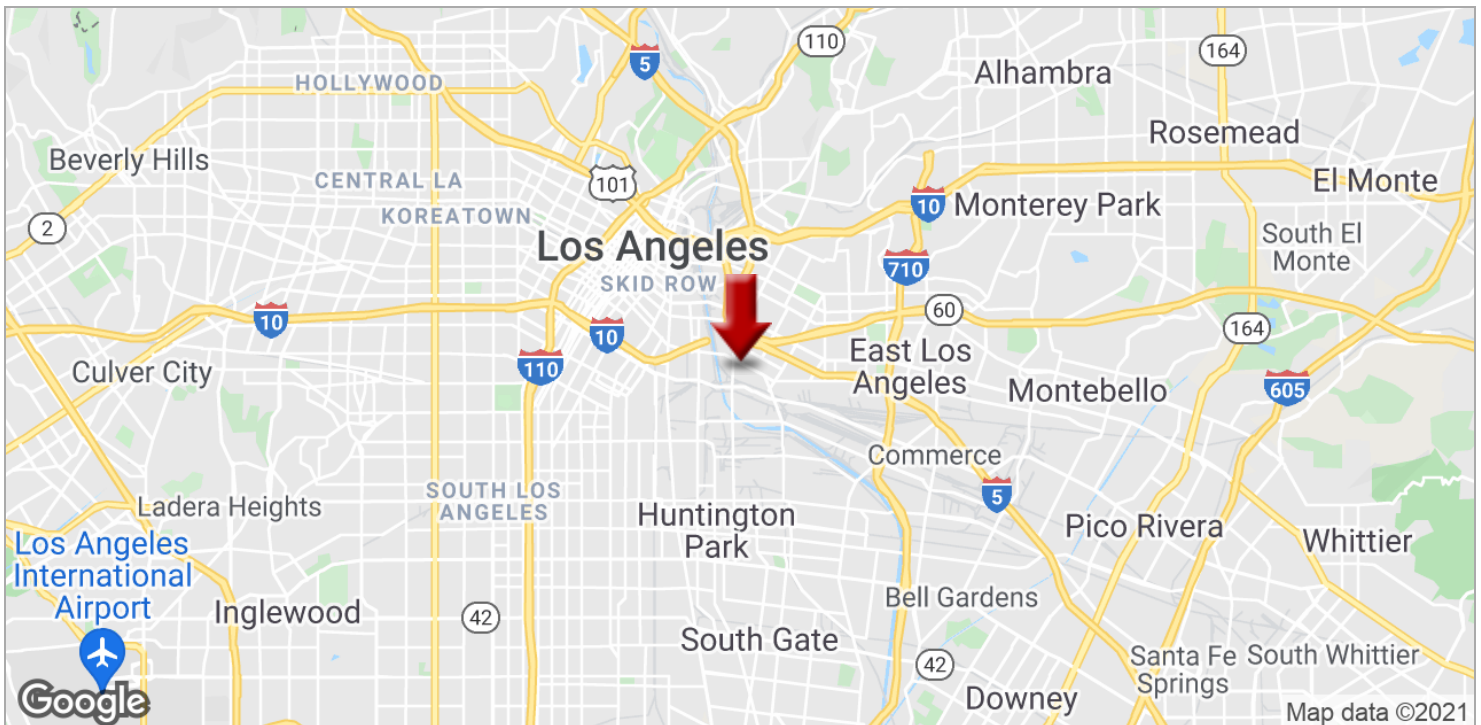
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