

Industrial For Lease



Available SF: 13,200

Total Building SF: 39,600



Address: 10455 W Jefferson Blvd, Culver City, CA 90232

Cross Streets: Overland Ave/Jefferson Blvd

Great Culver City Location

Excellent Parking

Provides For Major Boulevard Identity/Visibility

Great for Distribution/Warehousing/Light Manufacturing

Showroom/Studio, Etc.

Approx. 3,000 SF of Beautiful Creative Office/Showroom

Lease Rate/SF: \$1.25

Lease Type: Gross

Available SF: 13,200

Const Status/Yr Blt: Existing/1962

Region: LA West

Zoning: CC C3

Ground Level Drs: 1 / 12x12

Sprinklered: No

Finished Ofc Mezz: 1,000 sf

Include In Avail: Yes

Rail Service: No

Listing Company: Altemus Company, The-Los Angeles (310) 478-7727

Agents: Justin Altemus (310) 478-7729, David Altemus (310) 478-7728

Lease Rate/Mo: \$16,500

Terms: 3-10 Years

Roof Type: Other

Construction Type: Concrete Block

Specific Use: Light Industrial

Lot Size: 77,101 SF / 1.77 AC

Dock High: 0

Yard: Yes - Paved

Unfinished Mezz: No

Include In Avail: No

Heat/Cool: Heating Ventilation AC

Taxes: 2011-2012

Possession: 01/15/2012

Minimum SF: 13,200

Parking: Ratio: 2.3:1 / Spaces: 30

Thomas Guide: 672-H3

APN #: 4209-029-025

Office SF / #: 3,400 / 3

Office Air: Yes **Office Heat:** Yes

Clear Height: 13

A: 400 **V:** 120/240 **Ø:** 3 **W:**

Restrooms: 3

To Show: Call Agent

Property/Listing/Ste #: 714322/611354/1186122 **Listing Date:** 11/15/2011

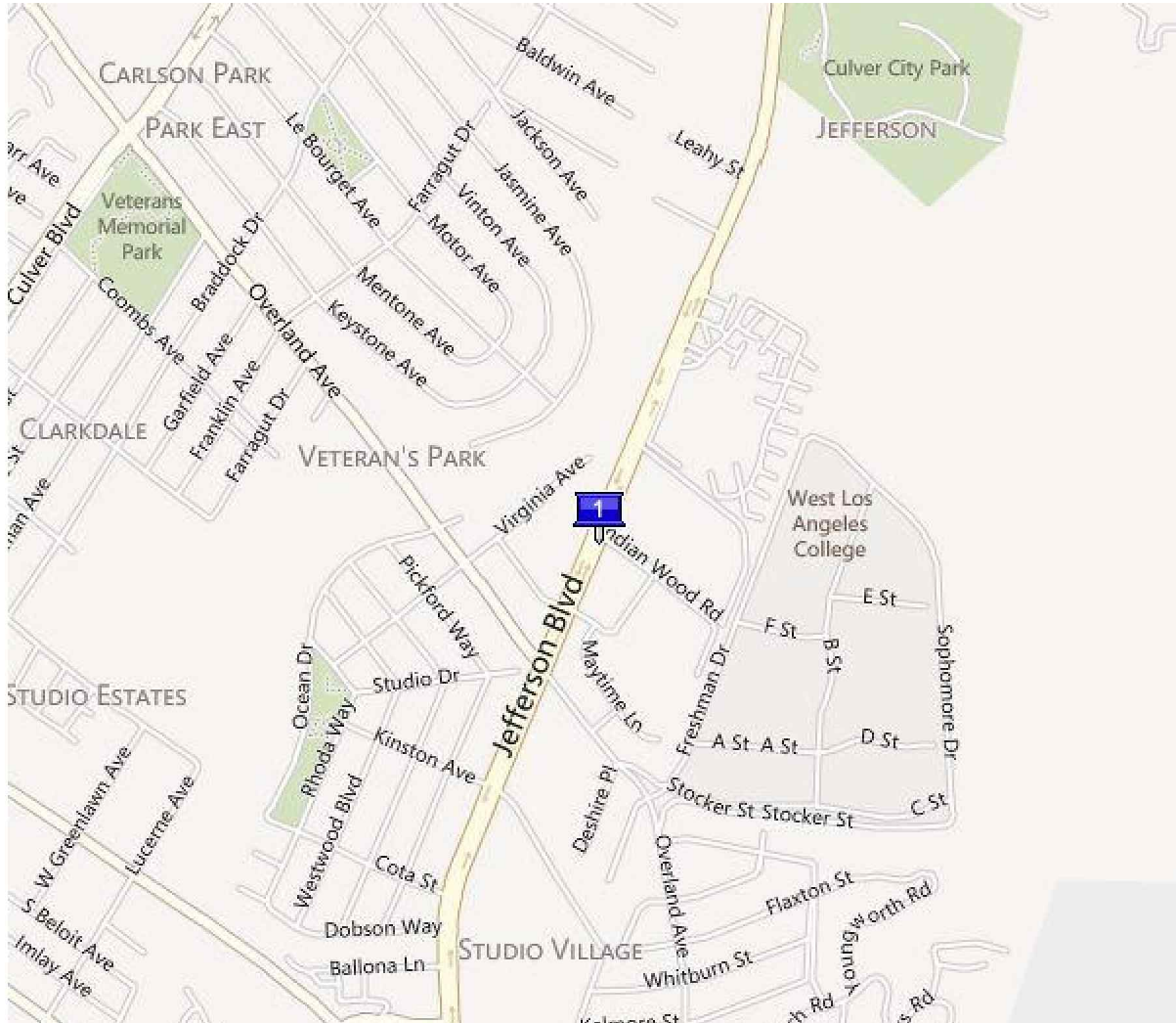
FTCF: CB250Y150S000/AOAA

Notes: Taxes are for entire building (\$26,885). Possession could be made available sooner. Lease is subject to Lease Termination with existing tenant. CAM's of approx. \$0.03/SF. Special Features: Paved Yard.

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



Property Map



Map Legend

- 1) 10455 W Jefferson Blvd, Culver City, CA 90232
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