

Industrial For Lease



Available SF: 9,000

Total Building SF: 18,000



Address: 8505 S La Cienega Blvd, Inglewood, CA 90301
Cross Streets: W Manchester Blvd/S La Cienega Blvd

**Immediate Access To 405 Freeway, LAX & Westside
Excellent For Wholesale/Retail Or Distribution
Major Boulevard Exposure
Parking At 2/1,000 ~ Fully ADA Compliant**

Lease Rate/SF: \$.99
Lease Type: Gross
Available SF: 9,000
Const Status/Yr Blt: Existing/1975
Region: LA West
Zoning: M1

Lease Rate/Mo: \$8,910
Terms: 3-5 Years
Roof Type: Verify
Construction Type: Concrete Block
Specific Use: Light Industrial
Lot Size: 31,298 SF / 0.72 AC

Taxes: \$19,625, 2010-2011
Possession: 30 Days
Minimum SF: 9,000
Parking: Ratio: 2:1 / Spaces: 18
Thomas Guide: 703-A3
APN #: 4127-027-024

Ground Level Drs: 0
Sprinklered: Yes
Finished Ofc Mezz: No
Include In Avail: No
Rail Service: No

Dock High: 2 / 18'x12'
Yard: Yes - Fenced/Paved
Unfinished Mezz: No
Include In Avail: No
Heat/Cool: None

Office SF / #: 1,428 / 3
Office Air: Yes **Office Heat:** Yes
Clear Height: 16
A: 200 **V:** 110-240 **Ø:** 3 **W:**

Listing Company: Altemus Company, The-Los Angeles (310) 478-7727
Agents: Justin Altemus (310) 478-7729, David Altemus (310) 478-7728

Restrooms:
To Show: Call Agent

Property/Listing/Ste #: 714574/246225/890751 **Listing Date:** 10/20/2009

FTCF: CB250Y150S000/AOAA

Notes: Lease Terms: 3-5 Years. Special Features: Retail Potential.

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.



Industrial For Lease



Available SF: 18,000

Total Building SF: 18,000



Address: 8505-8507 S La Cienega Blvd, Inglewood, CA 90301
Cross Streets: Manchester/La Cienega

**Immediate Access To 405 Freeway, LAX & Westside
Excellent For Wholesale/Retail Or Distribution
Major Boulevard Exposure
Parking At 2/1,000 ~ Fully ADA Compliant**

Lease Rate/SF: \$.99
Lease Type: Gross
Available SF: 18,000
Const Status/Yr Blt: Existing/1975
Region: LA West
Zoning: M1

Ground Level Drs: 0
Sprinklered: Yes
Finished Ofc Mezz: No
Include In Avail: No
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: \$17,820
Terms:
Roof Type: Laminated/GLU Wood Beam
Construction Type: Brick
Specific Use: Light Industrial
Lot Size: 31,298 SF / 0.72 AC

Dock High: 4 / 18x12
Yard: Yes - Fenced/Paved
Unfinished Mezz: No
Include In Avail: No
Heat/Cool: None

Taxes: \$39,251, 2010-2011
Possession Now
Minimum SF: 18,000
Parking: Ratio: 2:1 / Spaces: 36
Thomas Guide: 703-A3
APN #: 4127-027-024

Office SF / #: 4,000 / 6
Office Air: Yes **Office Heat:** Yes
Clear Height: 16
A: 600 **V:** 220-240 **Ø:** 3 **W:**

Restrooms:
To Show: Call Agent

Property/Listing/Ste #: 1209006/559854/1108015 **Listing Date:** 04/26/2011

FTCF: CB250Y150S000/AOAA

Notes: Refer to eMultiple listing #1223498 / CDX listing #494077 for Sale information. Special Features: Free Standing Building, Paved Yard.

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Industrial For Sale



Available SF: 18,000

Total Building SF: 18,000



Address: 8505-8507 S La Cienega Blvd, Inglewood, CA 90301

Cross Streets: W Manchester Blvd/S La Cienega Blvd

Great Owner User Opportunity
Entire 18,000 SF Can Be Made Avail. To An Owner/User
Immediate Access To 405 Freeway, LAX & Westside
Excellent For Wholesale/Retail Or Distribution
Major Boulevard Exposure
Parking At 2/1,000 ~ Fully ADA Compliant

Price/SF: \$227.78

Sale Price: \$4,100,000

Taxes: \$39,200, 2009

Available SF: 18,000

Roof Type:

Parking: Ratio: 2:1 / Spaces: 36

Const Status/Yr Blt: Existing/1975

Construction Type: Brick

Thomas Guide: 703-A3

Region: LA West

Specific Use: Light Industrial

APN #: 4127-027-024

Zoning:

Lot Size: 31,298 SF / 0.72 AC

Ground Level Drs: 0

Dock High: 4 / 18X12

Office SF / #: 4,000 / 6

Sprinklered: Yes

Yard: Yes - Fenced/Paved

Office Air: **Office Heat:**

Finished Ofc Mezz: No

Unfinished Mezz: No

Clear Height: 16

Include In Avail: No

Include In Avail: No

A: 600 **V:** 240-220 **Ø:** 3 **W:**

Rail Service: No

Heat/Cool: None

Restrooms:

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

To Show: Call Agent

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

Property ID/Listing #: 685863/494077

Listing Date: 11/19/2009

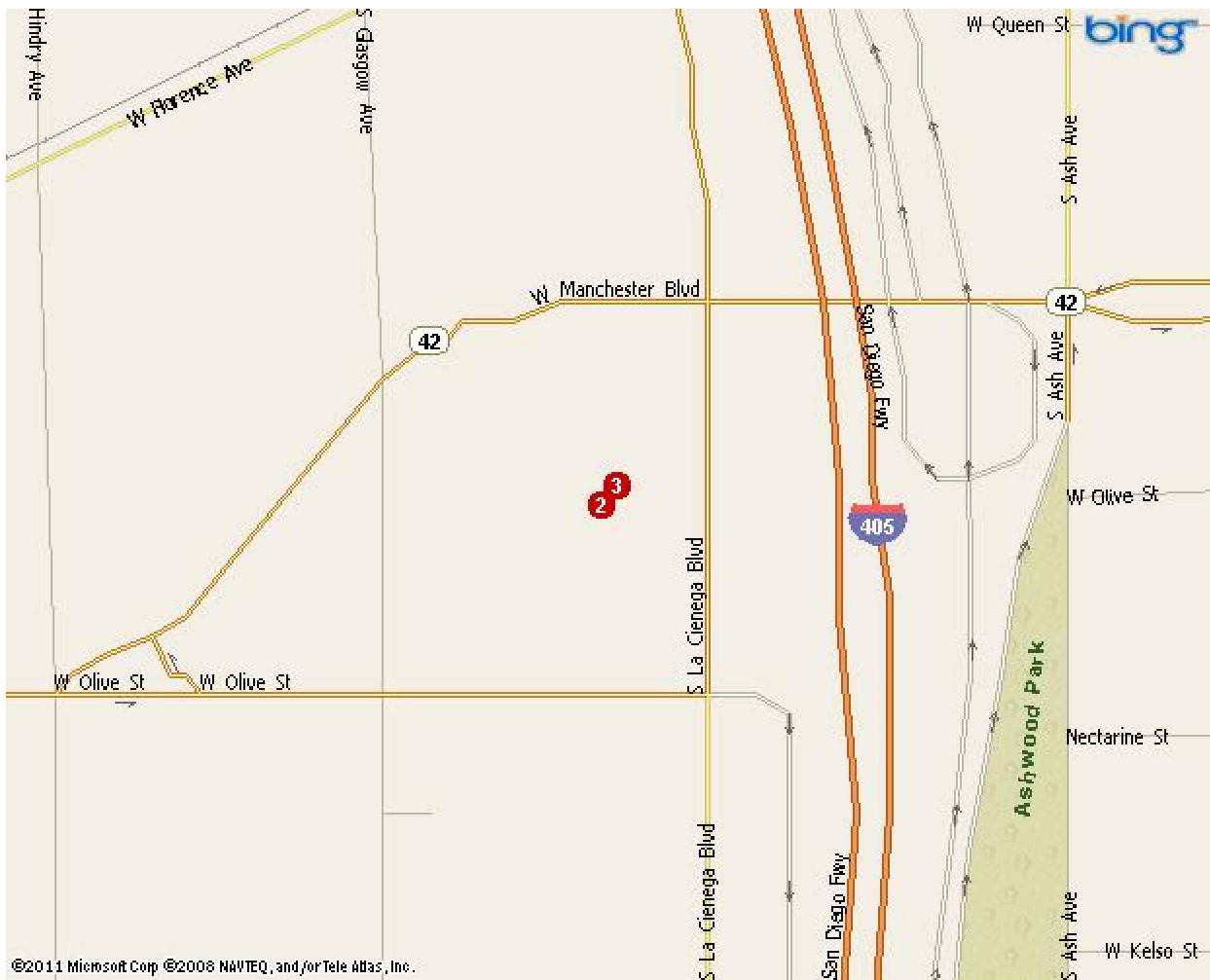
FTCF: CB000N000S250/AOAA

Notes: Sale Terms: All Cash To Seller Or Possible Seller Financing.

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Property Map



Map Legend

- 1) 8505-8507 S La Cienega Blvd, Inglewood, CA 90301
 - 2) 8505 S La Cienega Blvd, Inglewood, CA 90301
 - 3) 8505-8507 S La Cienega Blvd, Inglewood, CA 90301
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