

Industrial For Lease



Available SF: 9,000

Total Building SF: 18,000



Address: 8507 S La Cienega Blvd, Inglewood, CA 90301
Cross Streets: W Manchester Blvd/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: \$.89
Lease Type: Net
Available SF: 9,000
Const Status/Yr Blt: Existing/1975
Region: LA West
Zoning: M1

Lease Rate/Mo: \$8,010
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: 60 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 / 18x12
Yard: Yes - Fenced/Paved
Unfinished Mezz: No
Include In Avail: No
Heat/Cool: None

Office SF / #: 1,750 / 3
Office Air: Yes **Office Heat:** Yes
Clear Height: 16
A: 200 **V:** 110-240 **Ø:** 3 **W:**
Restrooms:

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

Property/Listing/Ste #: 1209006/581059/1141011 **Listing Date:** 08/05/2011

FTCF: CB250Y150S000/AOAA

Notes: Occupied. Call broker for appointment. Lease Terms: 3-5 Years. Office space consists of 3 private offices, conference room, kitchen area and 2 restrooms. Sp. Feat: Retail Potential, 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.



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
Owner Can Occupy Southerly 9,000 SF
With Income From Tenant in the Northerly 9,000 SF
Immediate Access To 405 Freeway, LAX & Westside
Excellent For Wholesale/Retail Or Distribution
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 / #: 1,750 / 3

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

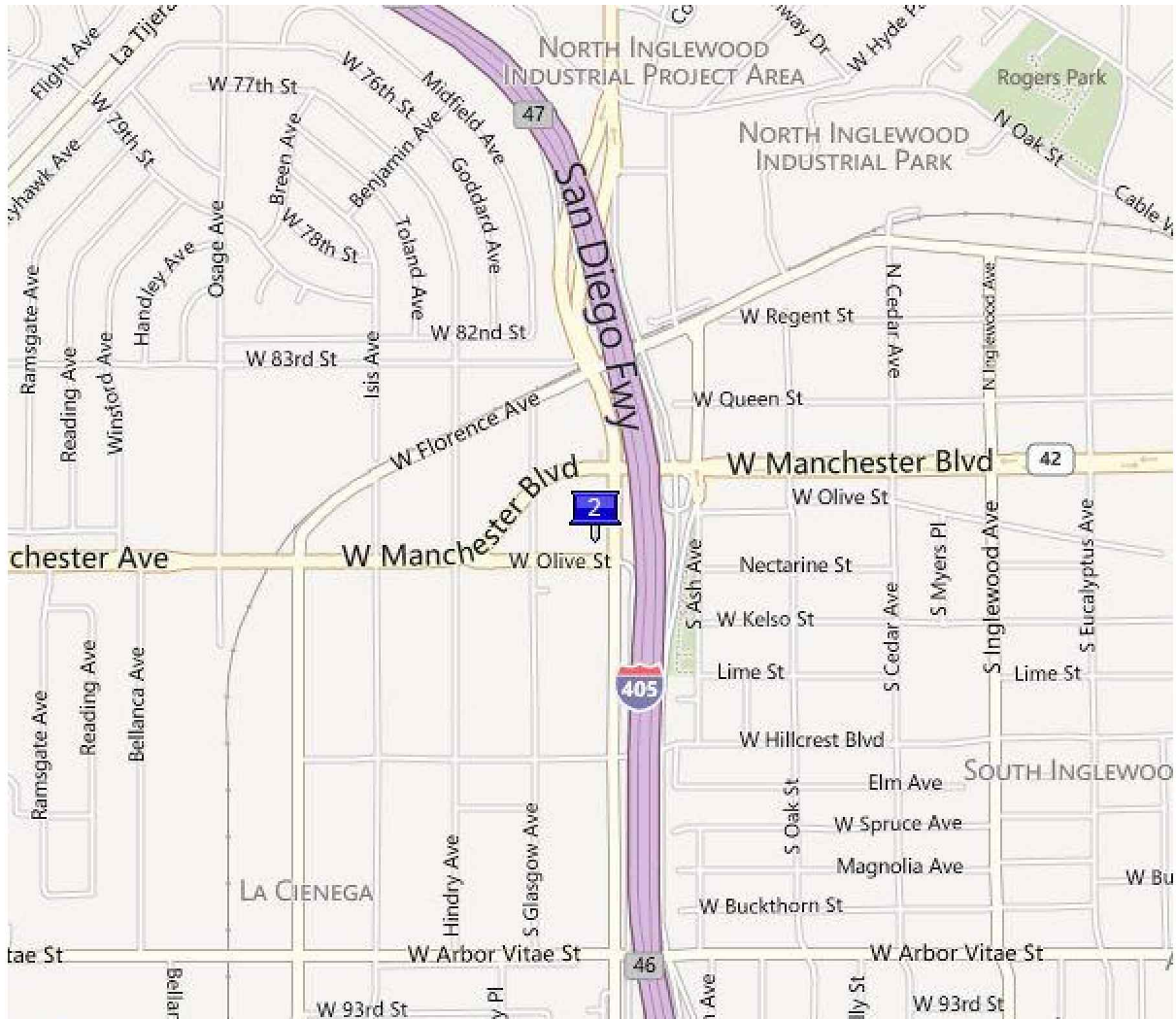
FTCF: CB000N000S250/AOAA

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