

**227 WEST 140TH STREET,
LOS ANGELES, CA 90061**



**RENT REDUCED!!!
CALL TO TOUR THE SITE**

INDUSTRIAL LEASE FOR WAREHOUSE & MANUFACTURING USE

PROPERTY HIGHLIGHTS

- 24,060 SF INDUSTRIAL BUILDING
 - LOT SIZE 0.98 AC/ 42,689 SF
 - POWER A800, V 120/280, O3, W4
 - 18' HEIGHT CLEARANCE
 - 2 DOCK HIGH & 2 GROUND LEVEL LOADING
 - PARKING AVAILABILITY:
27 SPACES ON THE SIDE +
4 SPACES IN THE FENCED BACKYARD
 - APN: 6132-043-083
 - ZONE: M-1.5-IP
 - UNINCORPORATED LOS ANGELES
- LOGISTIC, STORAGE, OFFICE, MANUFACTURING
OPERATION AVAILABLE!
CALL/EMAIL TO TOUR THE BUILDING!**



**RATE: IG \$1.35/SF MONTHLY
\$16.20/SF YEARLY**



INDUSTRIAL OFFICE | WAREHOUSE FOR LEASE

PROPERTY HIGHLIGHTS

- WAREHOUSE 18,500 SF
- OFFICE MAIN 4,551 SF
- STORAGE 1,009 SF (CONVERTIBLE TO WAREHOUSE)
- OFFICE NEWLY PAINTED IN 2026!!!
- NEW OFFICE TI BUILD-OUT IN 2015
- LARGE BUILT-IN CABINETS IN ROOMS
- BACKYARD: GATED WITH FENCE, BUILT-IN RACKS
- PRIVATE EV CHARGING STATION
- PARKING LOT PAVING UPGRADE
- WAREHOUSE LIGHTING UPGRADE



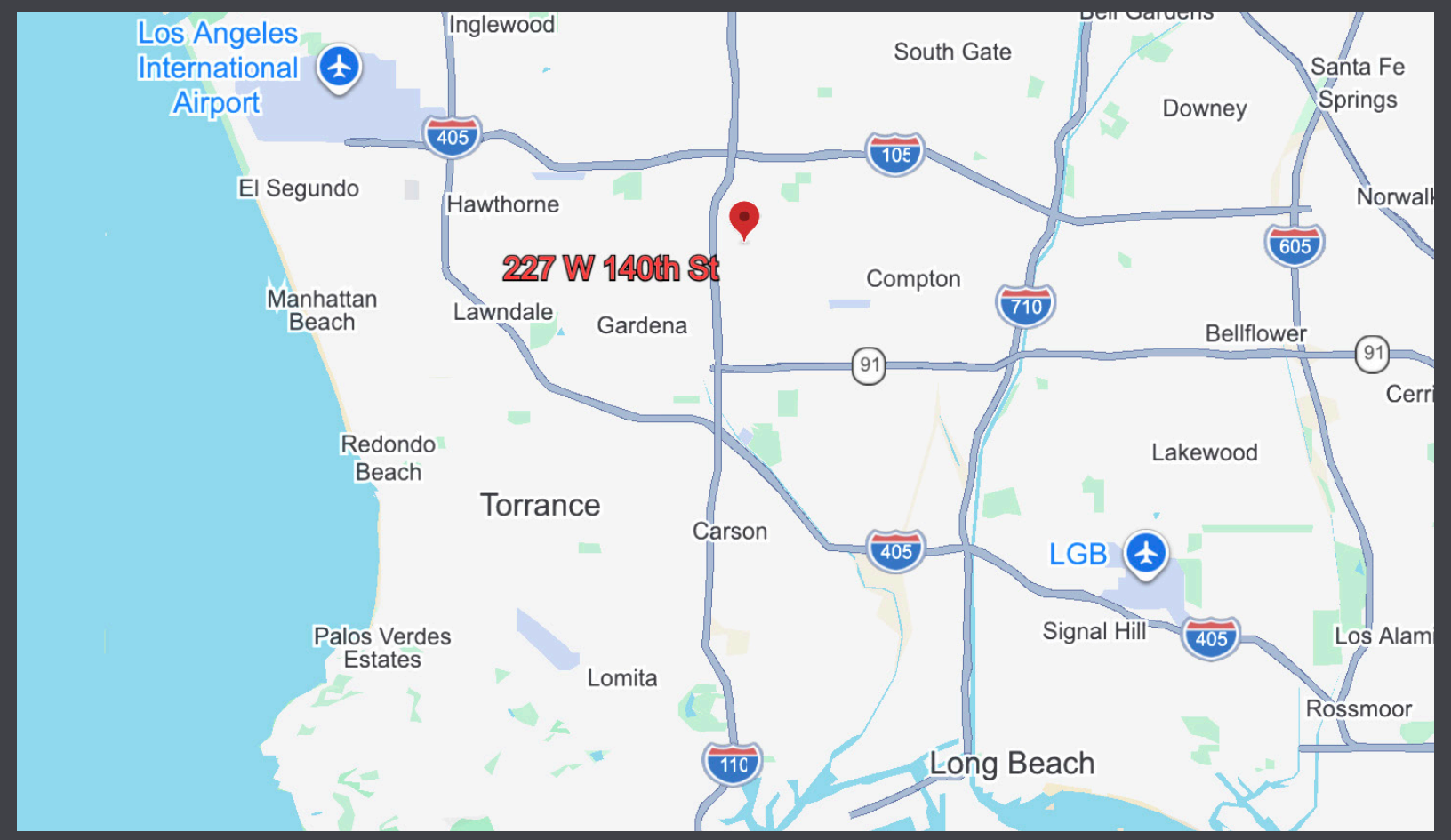
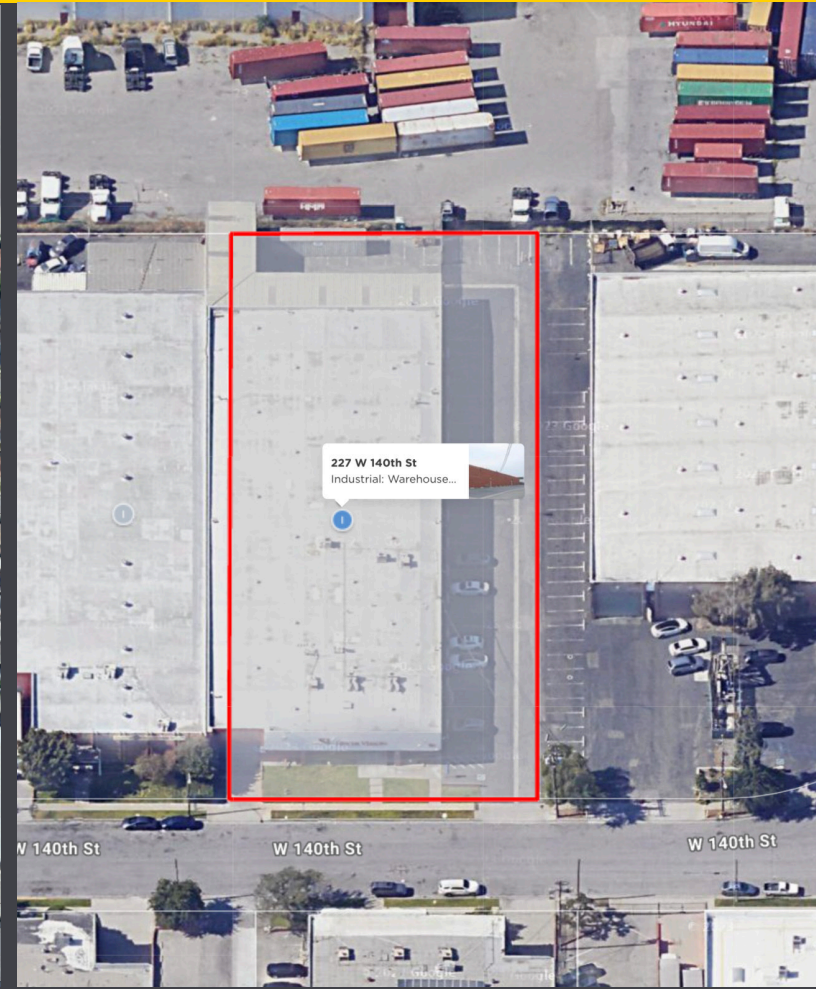
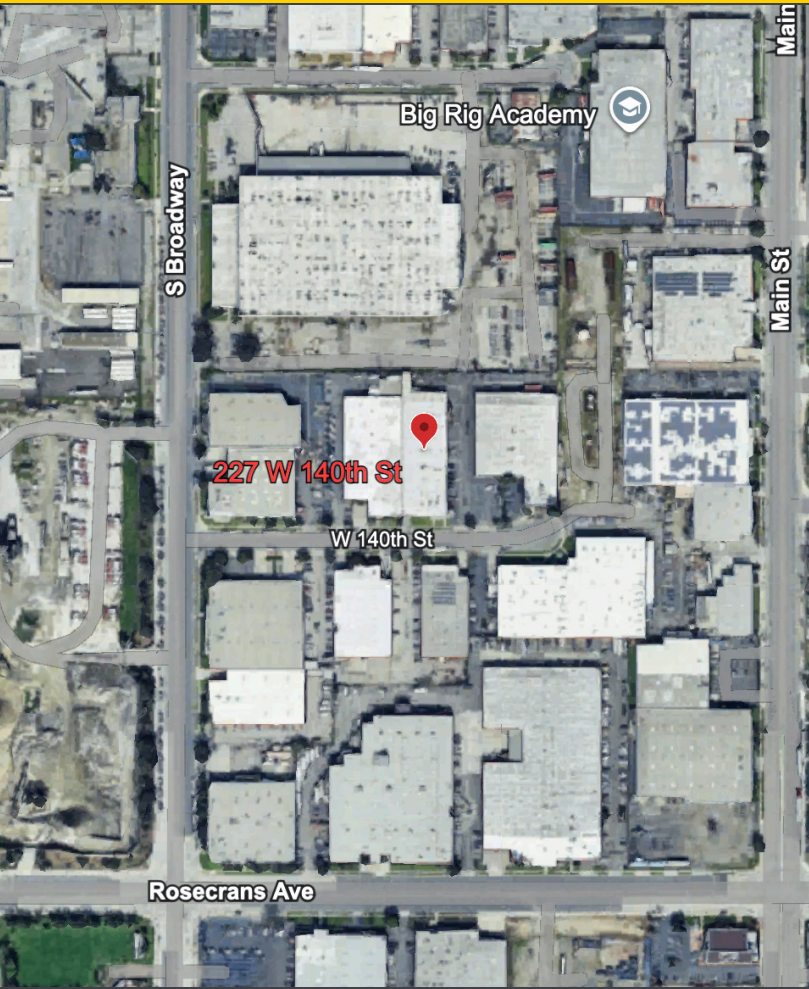
Clara Lee (Broker)

M. 714-745-2482

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CA DRE Lic. #01924527

**BEST LOCATION!!! EACH ACCESS @ FWY 91, 105, 110
to LA DOWNTOWN, LAX & LONG BEACH**



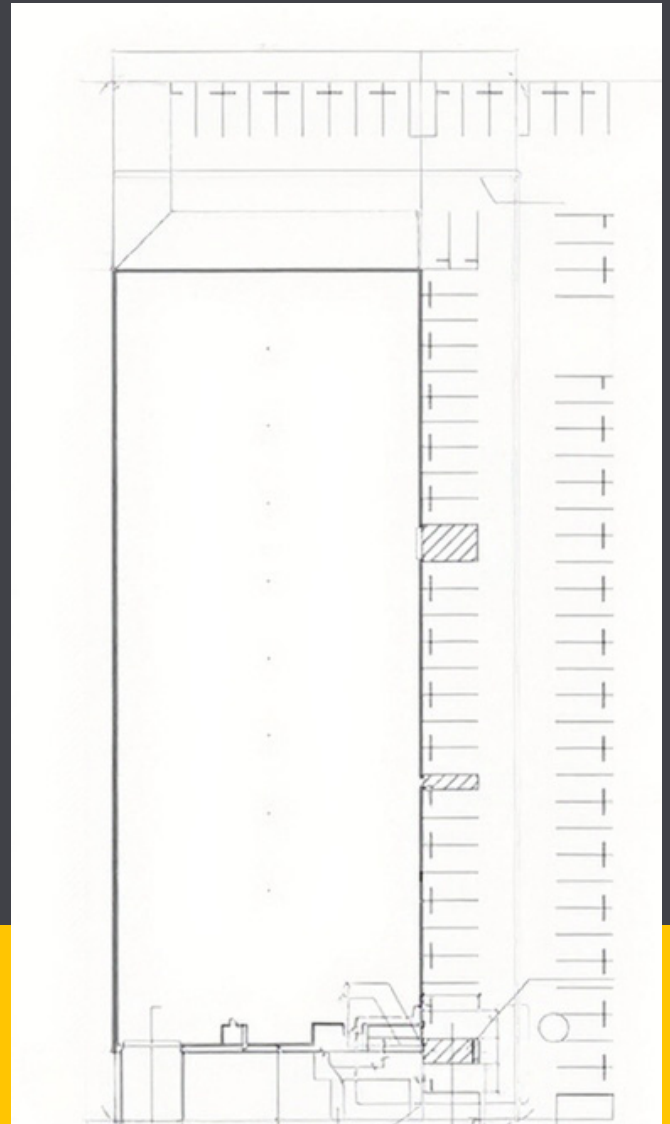
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3D FRONT & BACK VIEW



INDUSTRIAL LEASE FOR WAREHOUSE & MANUFACTURING USE

OFFICE FLOOR PLAN & SITE PLAN



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