

1536 **KNOWLES AVE.**
LOS ANGELES 90063



KNOWLES AVENUE

INDUSTRIAL COMPLEX

LOS ANGELES 90063



FOR LEASE

11,648 SF

4 DOCK HIGH SPOTS

IMMACULATELY RENOVATED

Click for Video Tour



ERIC REAVIS, SIOR

01216423

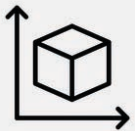
213.709.6760

eric@reavisrealty.com

www.reavisrealty.com

01

Property Highlights



11,648 SF
AVAILABLE SF



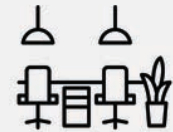
4 DOCK HIGH SPOTS



16'-18' CLEARANCE
CLEAR SPAN



6-CAR PARKING
PRIVATE & GATED YARD



1,020 SF
WELL-APPOINTED OFFICES



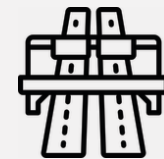
NO MUNICIPAL BUSINESS TAX
UNINCORPORATED LA COUNTY



SKYLIGHTS
& SCRIM FOIL INSULATION



NEW LED FIXTURES
IN OFFICES & WAREHOUSE



FREEWAY ACCESS
IMMEDIATE ACCESS TO
(10), (710), (5) & (101)

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02

Specs

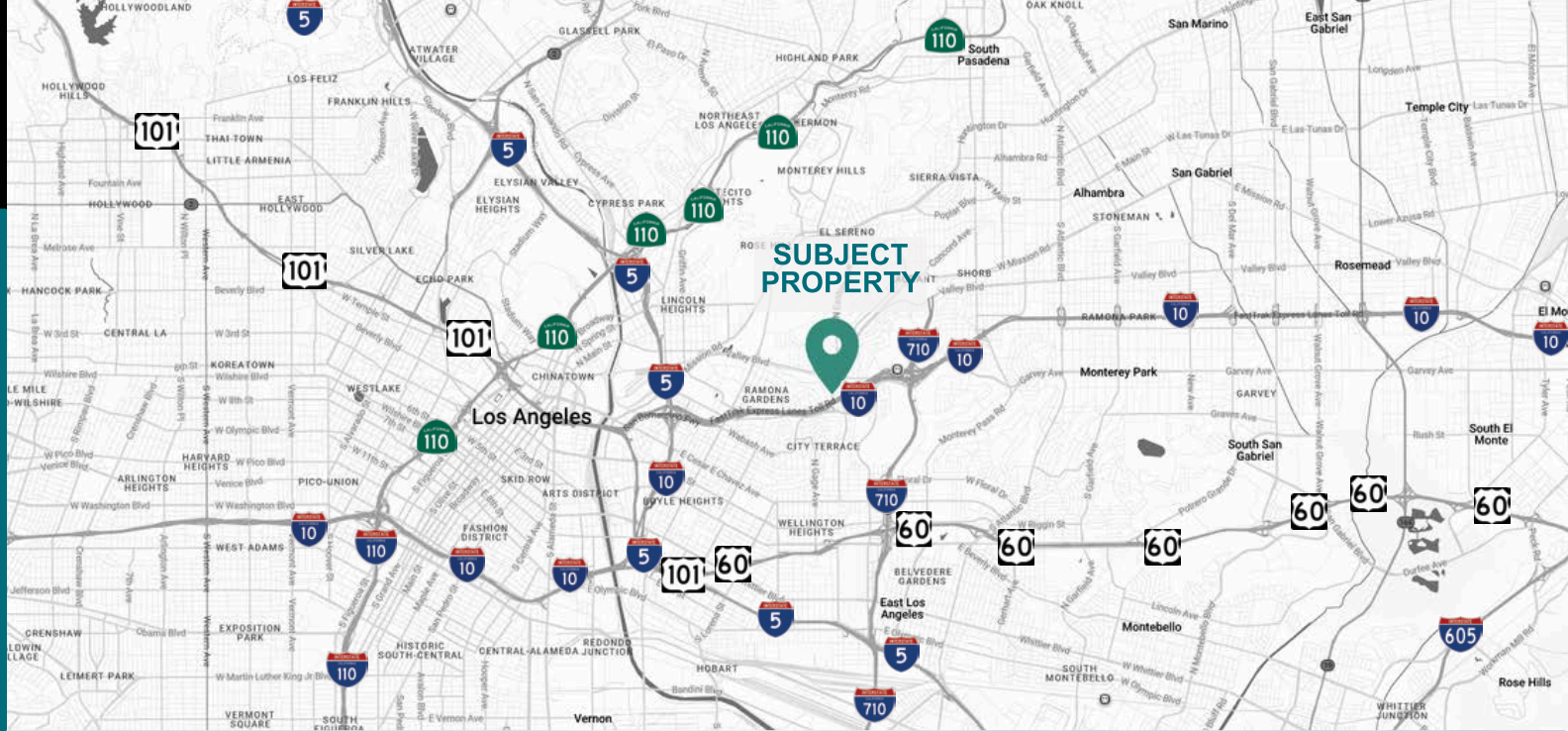


BUILDING SIZE	11,648 SF
LAND SIZE	POL
CONSTRUCTION	CONCRETE TILT-UP
ZONING	M2-LC
YEAR BUILT	1973
OFFICE SIZE	1,020 SF
DOCK HIGH POSITIONS	4
GROUND LEVEL DOORS	0
ELECTRICAL SERVICE	200A, 120/208V, 3-PH
PARKING	6
WAREHOUSE LIGHTING	LED
FOIL INSULATION	YES
OCCUPANCY	NOW
LEASE RATE	\$1.19
CAM	\$0.03

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03

Location Highlights



IMMEDIATE ACCESS TO
(10), (710), (5) & (101)
FREEWAYS

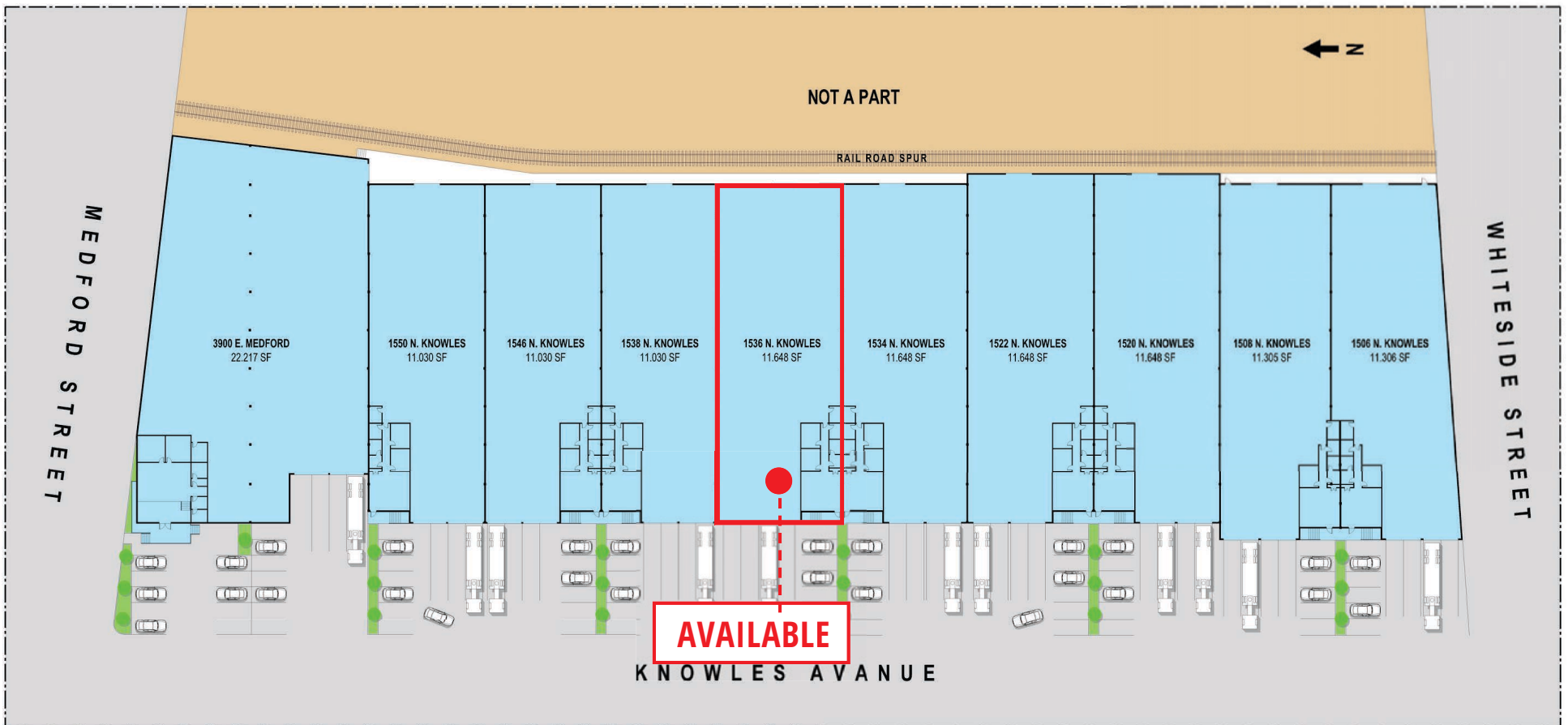
QUICK & EASY ACCESS TO
DTLA

STRATEGIC CENTRAL
LOCATION WITH
UNPARALLELED FWY ACCESS
TO **SERVE WESTSIDE,
SOUTHBAY & SAN
FERNANDO VALLEY** MARKETS

**UNINCORPORATED LA
COUNTY** - NO MUNICIPAL
BUSINESS TAX



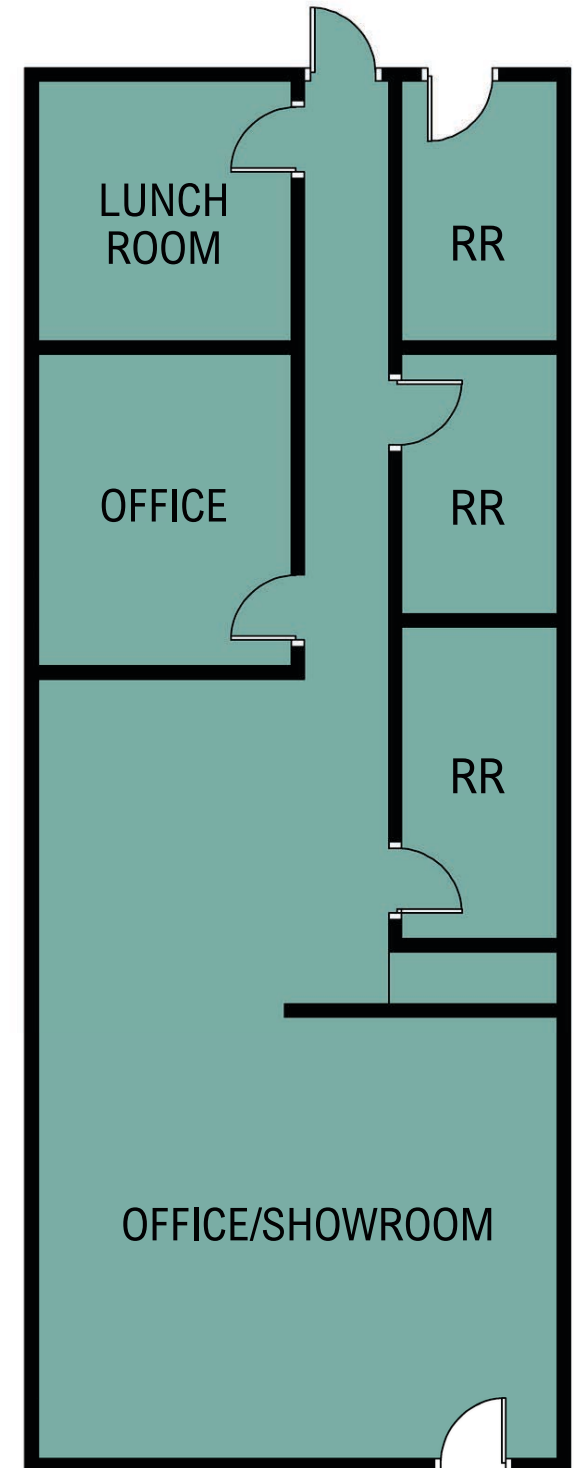
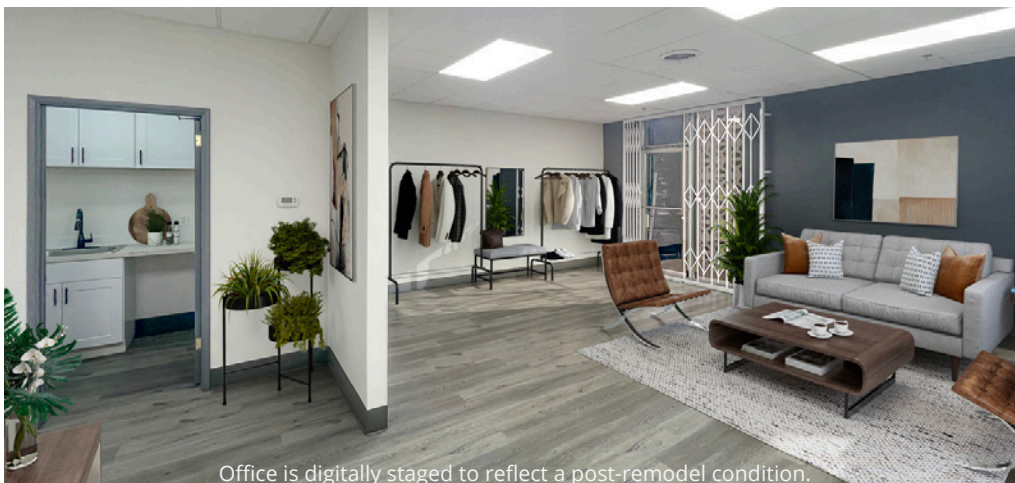
04 Project Site Plan



ALL MEASUREMENTS ARE APPROXIMATE

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05 Office Layout



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REAVIS REALTY
INDUSTRIAL REAL ESTATE

05

Photos



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05

Photos



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