

FOR LEASE

APPROX. 12,400 SF FREESTANDING
INDUSTRIAL BUILDING WITH PRIVATE GATED YARD

4620 W. Jefferson Blvd, Los Angeles, CA 90016



LANCELOT
Commercial Industrial Brokerage



Space Available : +/-12,400 SF
Rental Rate : \$1.99-\$1.65 PSF + NNN
Parking : +/-20 Spaces

PROPERTY HIGHLIGHTS

- High Identity Corner Location on Jefferson Boulevard Just East of Culver City in West Adams Arts District
- Ideal Building For Design and Manufacturing Operations, Including Art, Clothing, Architecture, or Other Creative Oriented Uses.
- +/-12,400 SF 2-Story Building Divisible, Taking The Upstairs (+/-6,200 SF) or the Downstairs (+/-6,200 SF)
- Bonus +/-1,100 SF Shed Offers Potential Additional Covered Parking or Storage
- Property Includes Gated Parking Compound For 20+ Cars

**Square Footage Approximate –
Tenant to Independently Verify*

LANCE LEVIN, PRESIDENT

Lance@LancelotCommercial.com
DRE#01128388
Off: 310.839.3333 ext 220
Fax: 310.839.3382



\$1.82 + NNN: +/- 12,400 SF Full Bldg

\$1.65 + NNN: +/-6,200 SF Upstairs

\$1.99 + NNN: +/-6,200 SF Downstairs



310.839.3333
LANCELOT
Commercial Industrial Brokerage

FOR LEASE

APPROX. 12,400 SF FREESTANDING
INDUSTRIAL BUILDING WITH PRIVATE GATED YARD

4620 W. Jefferson Blvd, Los Angeles, CA 90016



310.839.3333



- Interior Offers Excellent Natural Light, Exposed Wood Elements, Large Windows, Skylights + Heavy Duty Power Supply. **Call Regarding Existing Freight Elevator*



LANCELOT
Commercial Industrial Brokerage

FOR LEASE

APPROX. 12,400 SF FREESTANDING
INDUSTRIAL BUILDING WITH PRIVATE GATE YARD

4620 W. Jefferson Blvd, Los Angeles, CA 90016



310.839.3333



LANCELOT
Commercial Industrial Brokerage

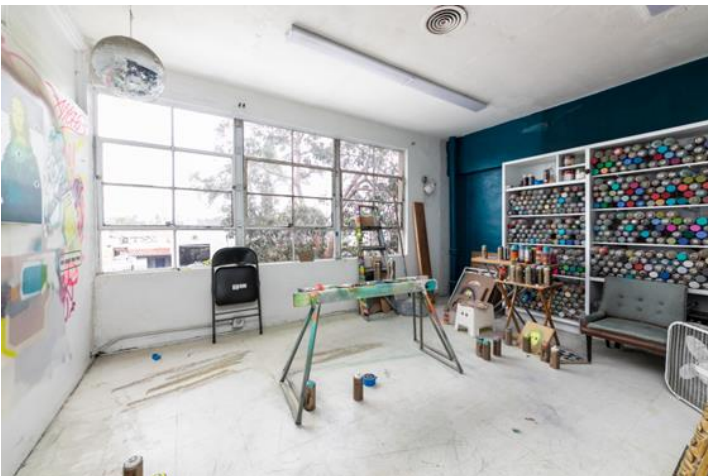
FOR LEASE

APPROX. 12,400 SF FREESTANDING
INDUSTRIAL BUILDING WITH PRIVATE GATE YARD

4620 W. Jefferson Blvd, Los Angeles, CA 90016



310.839.3333



LANCELOT
Commercial Industrial Brokerage

FOR LEASE

APPROX. 12,400 SF FREESTANDING
INDUSTRIAL BUILDING WITH PRIVATE GATED YARD

4620 W. Jefferson Blvd, Los Angeles, CA 90016



310.839.3333



- Kitchenette + Bathroom



LANCELOT
Commercial Industrial Brokerage

FOR LEASE

APPROX. 12,400 SF FREESTANDING
INDUSTRIAL BUILDING WITH PRIVATE GATED YARD

4620 W. Jefferson Blvd, Los Angeles, CA 90016



310.839.3333



LANCELOT
Commercial Industrial Brokerage

FOR LEASE

APPROX. 12,400 SF FREESTANDING
INDUSTRIAL BUILDING WITH PRIVATE GATED YARD

4620 W. Jefferson Blvd, Los Angeles, CA 90016

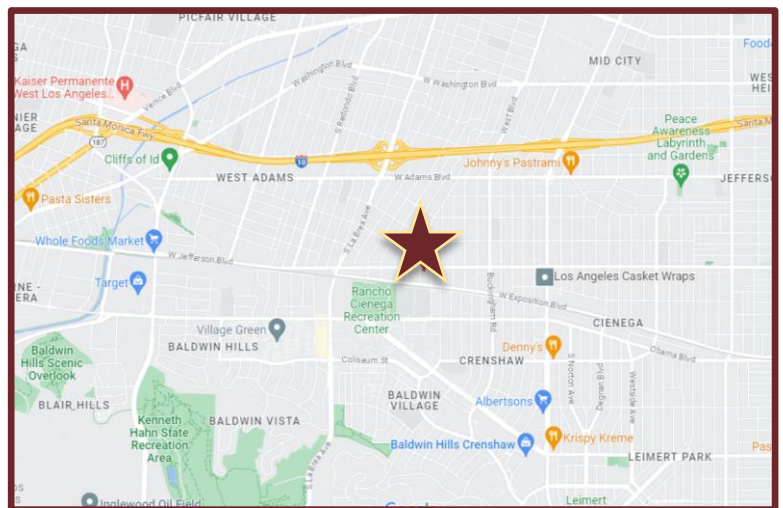


310.839.3333



LOCATION HIGHLIGHTS

- Located Along Hugely Trendy, Hipster Haven Stretch of Jefferson Boulevard
- 3 Blocks West of Famed Highly Likely café
- Approximately 1.5 Miles East of Culver City



LANCELOT
Commercial Industrial Brokerage