

FREESTANDING INDUSTRIAL WAREHOUSE



FOR LEASE

±10,000 SF

135 E. 35TH ST.

LOS ANGELES | CA

FOR MORE INFORMATION, CONTACT:

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PROPERTY HIGHLIGHTS



±10,000 SF
Freestanding Warehouse



±12,500 SF (±0.29 AC)
Lot Size



One (1)
Ground-Level Door



24'
Clear Height

Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

FOR LEASE

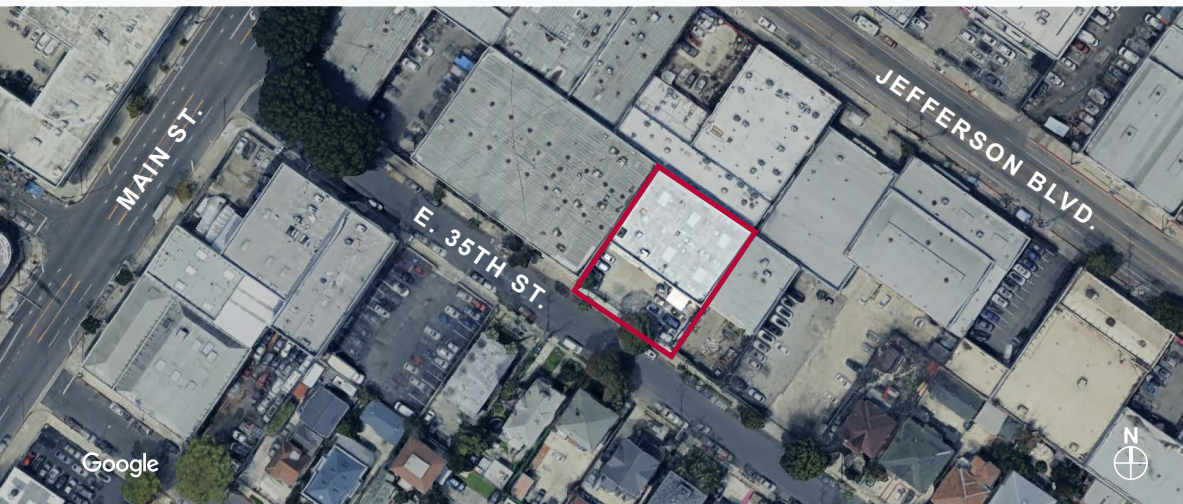
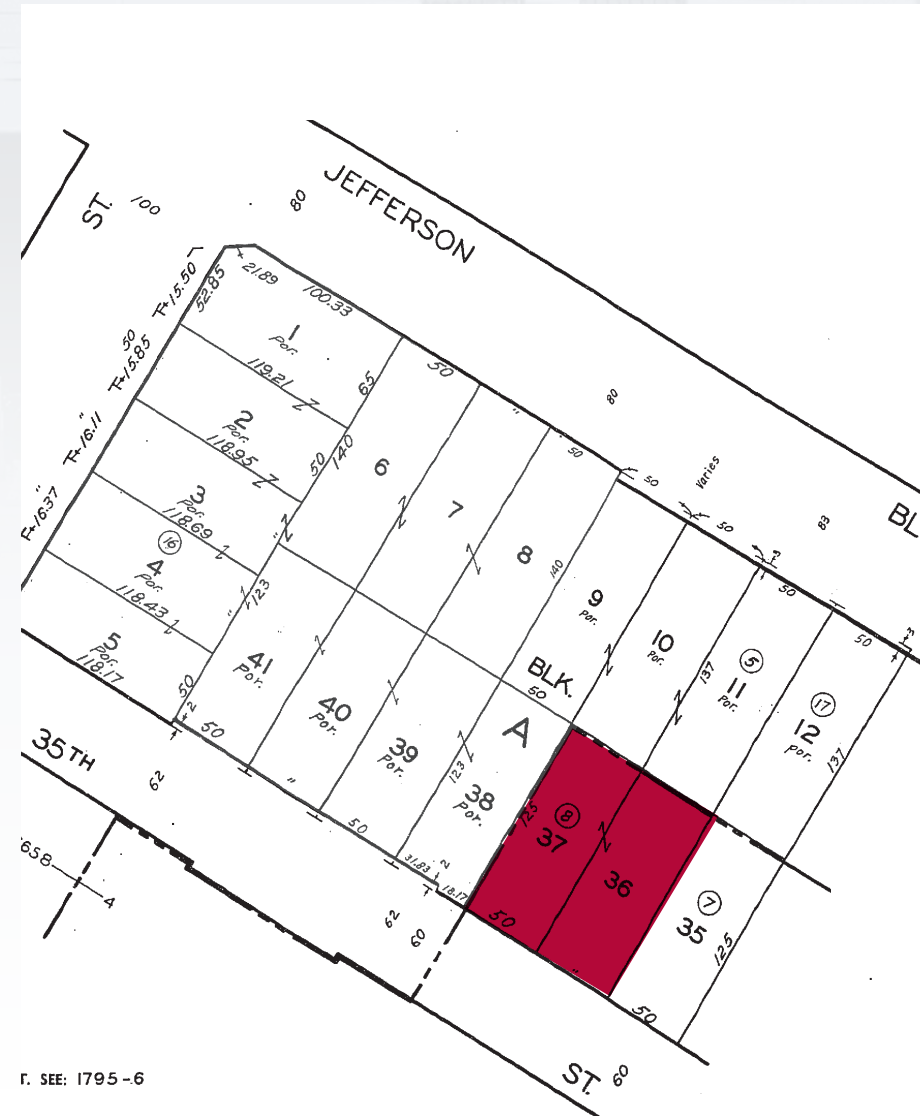
±10,000 SF WAREHOUSE

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LOS ANGELES | CA

PARCEL MAP

PROPERTY HIGHLIGHTS

- Lease rate: \$15,000/Mo Gross (\$1.50/SF)
- 24' Clear Height
- Sprinklered
- Tilt-Up Construction
- Stand Alone Building
- Power A: 600 V: 240 0: 3
- 1 Ground-Level Loading Door (13' x 20')
- 18 Car Private Gated Secure Parking Spaces
- ±3,200 SF Office with 5 Offices
- Three (3) Restrooms
- Office HVAC
- Fenced/Paved Yard
- LA M1 Zoning
- Vacant Now
- 3–5 Year Term
- Easy access to DTLA, USC, Vernon, Arts District, Garment District, and the 10 / 5 / 60 / 710 / 101 / 110 Freeways



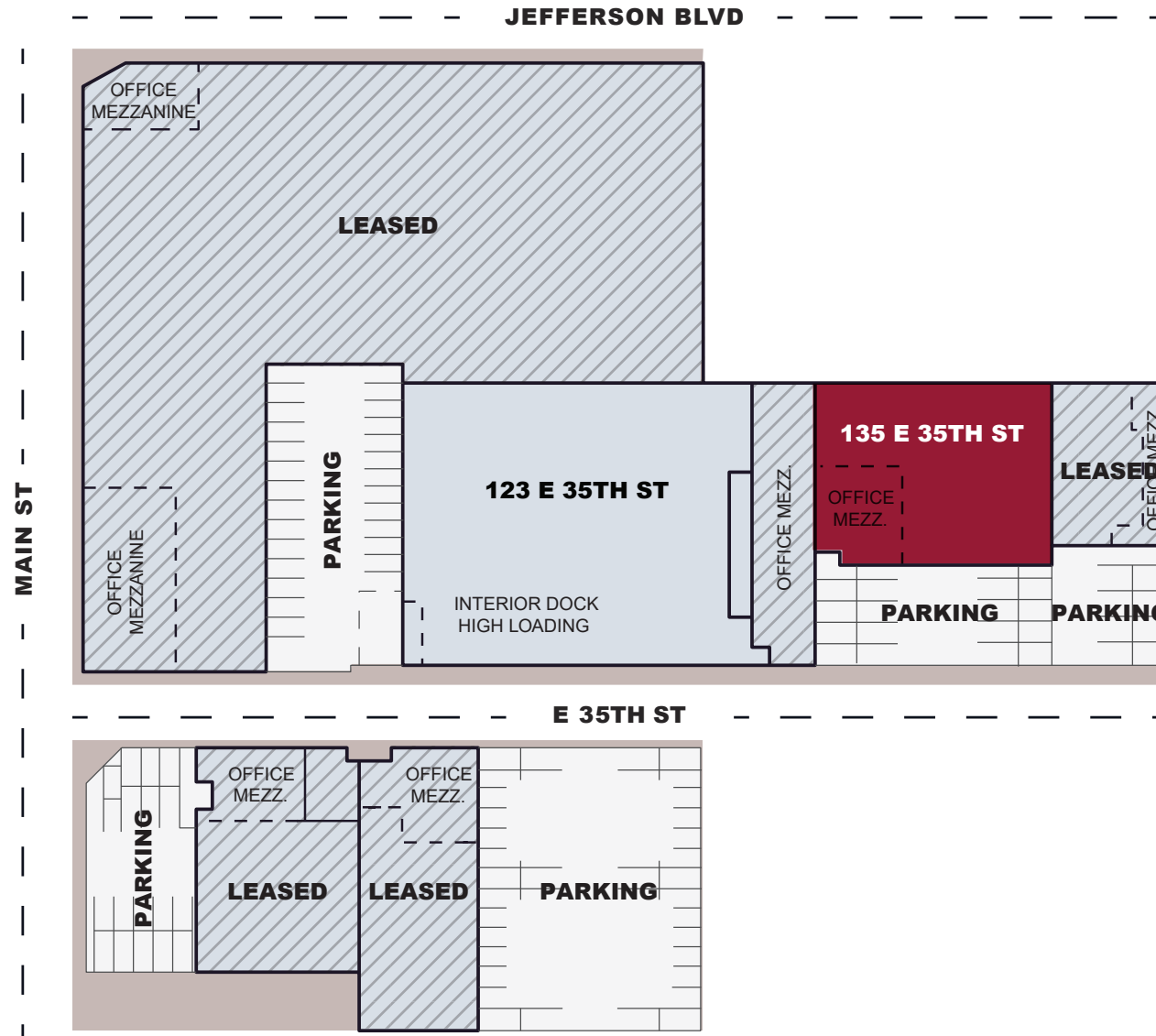
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SITE PLAN



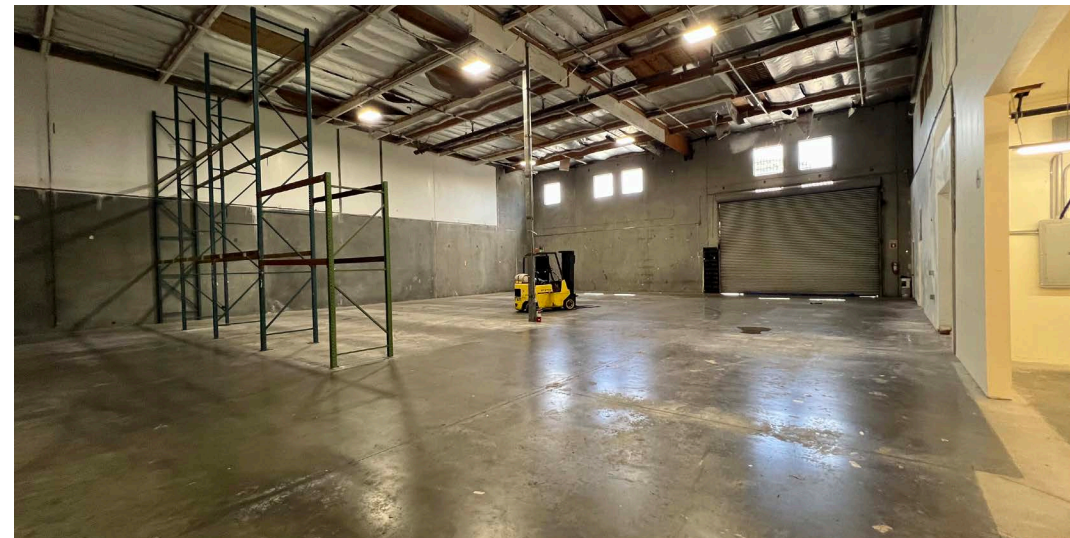
NOT TO SCALE

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PHOTOS



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AMENITIES MAP



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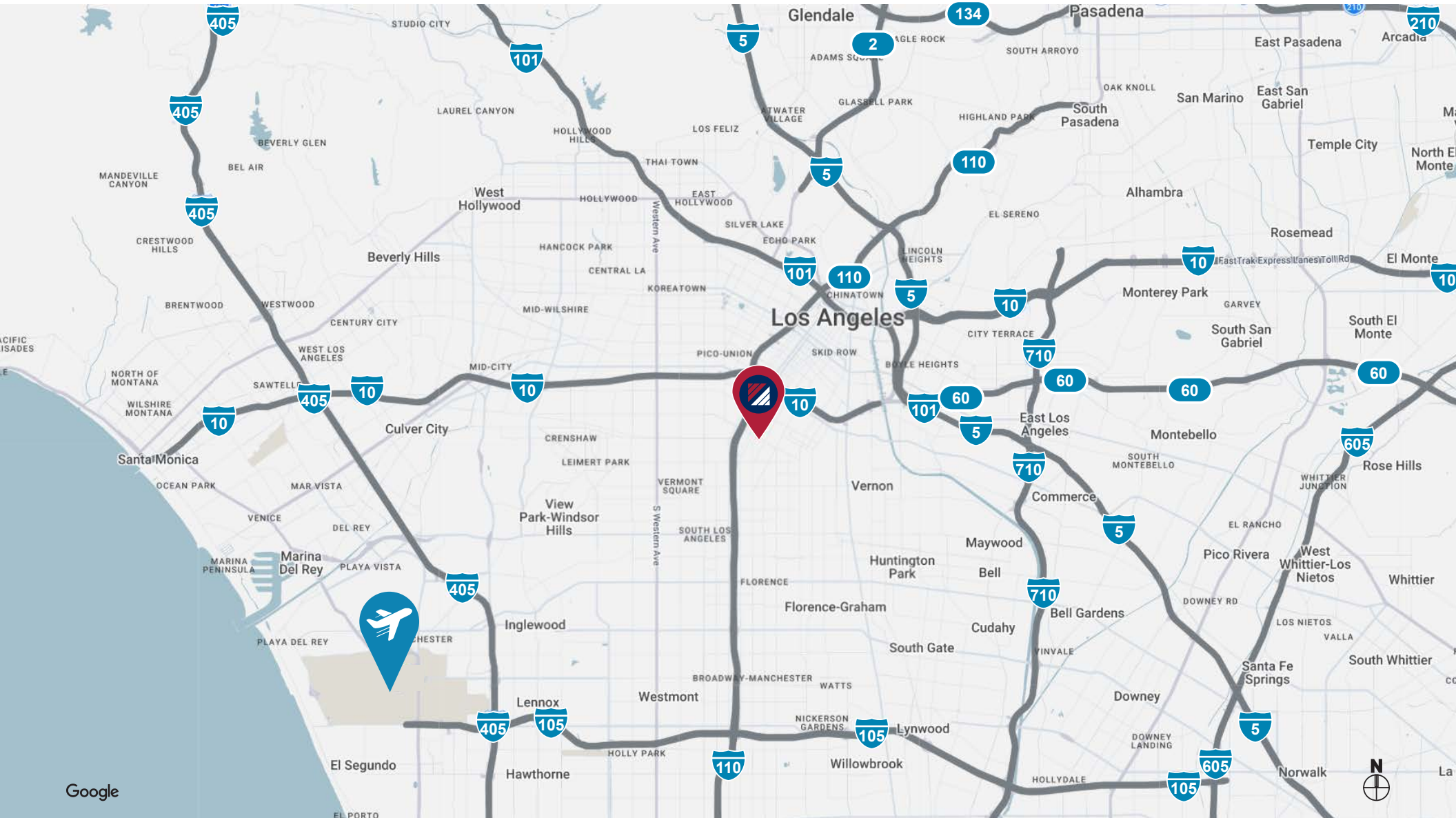
DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

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LOCATION MAP



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