

FOR LEASE

664-B S ANDERSON ST

5,493 SF Industrial Building for Lease in LA

Vacant and ready for immediate occupancy

Adjacent to the 6th street viaduct

Turnkey creative space for lease

Former gallery space, fully restored & improved

Ideal for creative uses including office / showroom / design

Exposed bow-truss ceilings and polished concrete floors

Fire sprinklers, sky lights, and an automatic roll-up door

Exclusively listed by

THOMAS HOLLAND, CCIM, CPM, SIOR
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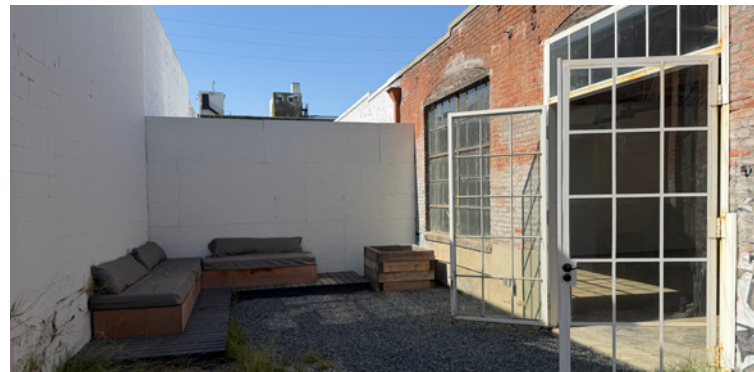
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664 S ANDERSON ST
LOS ANGELES, CA 90023



km Kidder
Mathews

Easy access to U.S. Route 101, Interstate 10 and Interstate 5



HIGHLIGHTS

±5,493 SF industrial building

12' clear height

Power: 200 Amps, 240 Volts, 3 Phase

Sprinklered

One (1) ground level door (10' x 10')

Street parking available

One (1) unisex restroom

Built in 1933

M2 zoning

OFFERING

\$8,980/mo. (\$1.64 PSF) Industrial Gross

\$360/mo. (\$0.07 PSF) CAM

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