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## Address:

2424 N. San Fernando Rd., Los Angeles, CA 90065

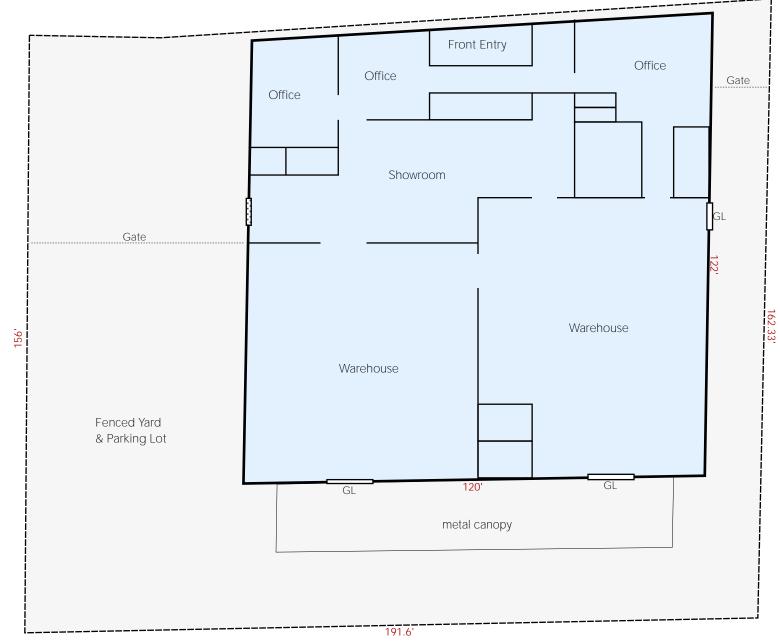
01033 311 0013.

## Clear Span Brick Warehouse, Offices & Showroom Fenced Yard with 2 Driveways, 31 Parking Silverlake, Glassell Park, Mt. Washington, Atwater, Frogtown Near L.A. River Greenway Development Quick Access to 5 & 2 Freeways

Laura Data Ma	600 514	Controllowed	Ma	046 05 / 1	2 500 65 / 6
Lease Rate/Mo:	\$22,514	Sprinklered:	No	Office SF / #:	3,500 SF/6
Lease Rate/SF:	\$1.59	Clear Height:	12' - 15'	Restrooms:	5
Lease Type:	Gross / Op. Ex:	GL Doors/Dim:	3 / 2-12x11, 1-8x10	Office HVAC:	Heat & AC
Available SF:	14,160 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	14,160 SF	A: 400, 200 V: 240,	120 0: 3 W: 3	Include In Available:	
Prop Lot Size:	0.71 Ac / 30,930 SF	Construction Type:	Brick	Unfinished Mezz:	0 SF
Term:	3+ years	Const Status/Year Bit:	Existing / 1951	Include In Available:	
Sale Price:	NFS			Possession:	11/01/20
Sale Price/SF:	NFS	Whse HVAC:	No	Vacant:	No
Taxes:	\$17,728 / 2019	Parking Spaces: 31	/ Ratio: 2.19:1,000	To Show:	Call Broker
Yard:	Fenced / Paved	Rail Service:	No	Market/Submarket:	LA Central
Zoning:	M1	Specific Use:	Warehouse/Office	APN#:	5457-002-002
Listing Company:	Lee & Associates - Commerce				
Agents:	David Brandt 323-767-2104, Matthew Artukovich 323-767-2033				
Listing #:	AIR CRE Use Only	Listing Date:	AIR CRE Use Only	FTCF: AP250N000S000 / A	AA
Notes:	Clear span steel-truss roof. No automotive or cannabis uses. Zoning: [Q]M1-1-CDO-RIO. 10 min north of DTLA, easy access to San Fernando & San Gabriel valleys. See site plan.				



## **San Fernando Road**





The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representations about it, it is your responsibility to independently confirm its accuracy and completeness. Site plan measurements are approximate.