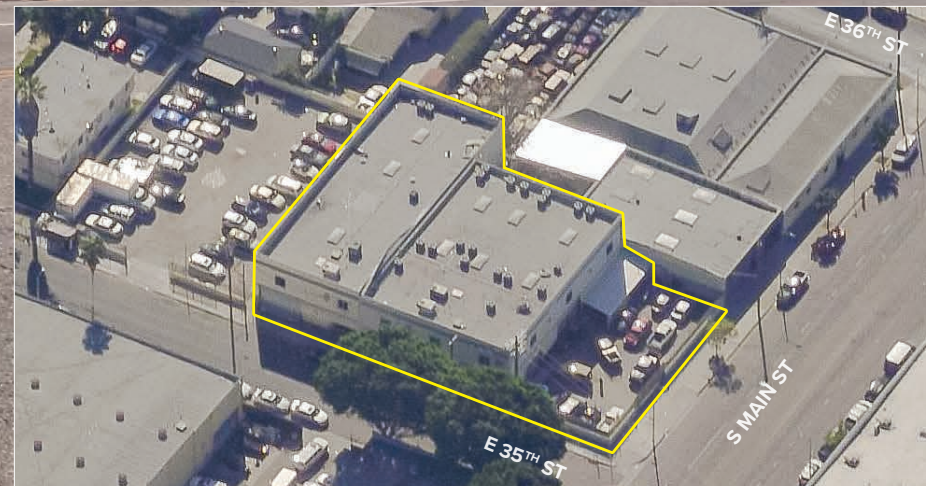


FOR SALE/LEASE

**3500 S MAIN ST
& 112 E 35TH ST**

LOS ANGELES, CA 90057

**±17,000 SF
OF INDUSTRIAL BUILDINGS**



FOR SALE/LEASE

3500 S MAIN ST & 112 E 35TH ST

LOS ANGELES, CA 90057

±17,000 SF OF INDUSTRIAL BUILDINGS

TOTAL PROPERTY HIGHLIGHTS

- 2004 Built Concrete Tilt-Up
- Class “A” Buildings with Great Office Layout
- Great exposure on Main St, Near Jefferson Blvd
- 24’ Clearance

PRICING SUMMARY

SALE PRICE	\$5,975,000 (\$351.47 PSF)
LEASE RATE	\$29,400/Mo (\$1.72 PSF/Mo GRS)

3500 S MAIN STREET	
BUILDING SIZE	±9,000 SF
LAND SIZE	±11,760 SF
PARKING	18 Cars
OFFICE SIZE	±3,597 SF

112 E 35 TH STREET	
BUILDING SIZE	±8,000 SF
LAND SIZE	±6,236 SF
PARKING	13 CARS
OFFICE SIZE	±1,667 SF

Tenant/Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant/Buyer’s product weight and product types and use, etc. Tenant/Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant/Buyer in order for Tenant/Buyer to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution or waiver of any contingencies for a purchase. Broker also advises Tenant/Buyer to obtain any required use permits and business licenses prior to lease execution or waiver of buyer contingencies and have their Attorney review any Lease or Purchase Contract prior to execution.

FOR MORE INFORMATION, PLEASE CONTACT US

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LEE & ASSOCIATES
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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Tenants/Tenants should consult with their independent advisors to determine if the property is suitable for their needs.

TEAMLACOMMERCIAL.COM

FOR SALE/LEASE

3500 S MAIN ST & 112 E 35TH ST

LOS ANGELES, CA 90057

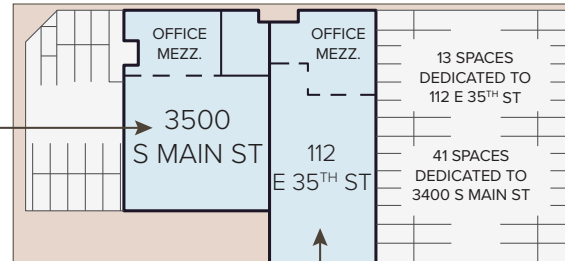


**PURCHASE THESE TWO BUILDINGS TOGETHER
17,000 SF TOTAL BUILDING**

FOR LEASE OR SALE

3500 S MAIN ST

- 9,000 SF BUILDING
- 11,760 SF LAND
- 3,597 SF TOTAL OFFICE
- 2,300 SF MEZZ OFFICE
- 18 CAR PARKING
- CTU CONSTRUCTION
- BUILT 2004
- 24' CLEAR
- 3 RESTROOMS
- 200A, 240V, 3 PHASE

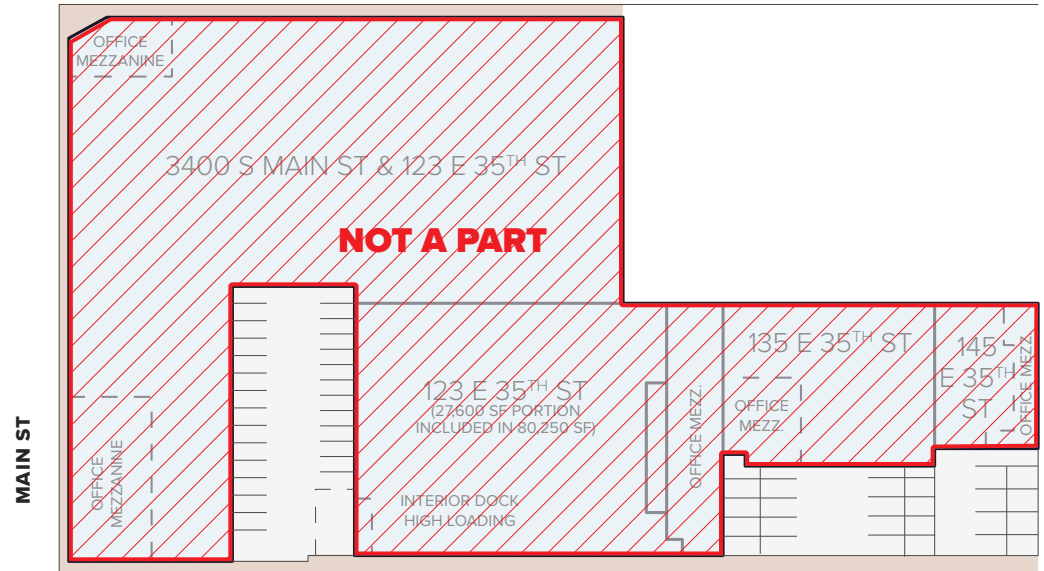


FOR SALE

112 E 35TH STREET

- 8,000 SF BUILDING
- PART OF LARGER LAND
- 1,667 SF MEZZ OFFICE
- CTU CONSTRUCTION
- BUILT 2004
- 24' CLEAR
- 3 RESTROOMS
- 600A, 240V, 3 PHASE

JEFFERSON BLVD



MAIN ST

E 35TH ST

NOTE: Drawing not to scale. All measurements and sizes are approximate.

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