

±71,121 SF INDUSTRIAL BUILDING **FOR SALE**

620-640 E SLAUSON AVENUE
LOS ANGELES, CALIFORNIA 90011



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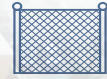
PROPERTY HIGHLIGHTS



IDEAL FOR MANUFACTURING & WAREHOUSE IN LOS ANGELES



WELL APPOINTED OFFICE & SHOWROOM



FENCED YARD FOR PARKING



OPPORTUNITY ZONE



1200 AMPS OF POWER



DOCK HIGH LOADING



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PROPERTY SPECIFICATIONS

BUILDING SIZE

±71,121 SF

LAND SIZE

±109,834 SF

OFFICE SIZE

±12,375 SF

CLEAR HEIGHT

14'

LOADING

4 GL / 5 DH

YEAR BUILT

1933

ZONING

M2

PARCEL NUMBERS

6007-001-007 & 008



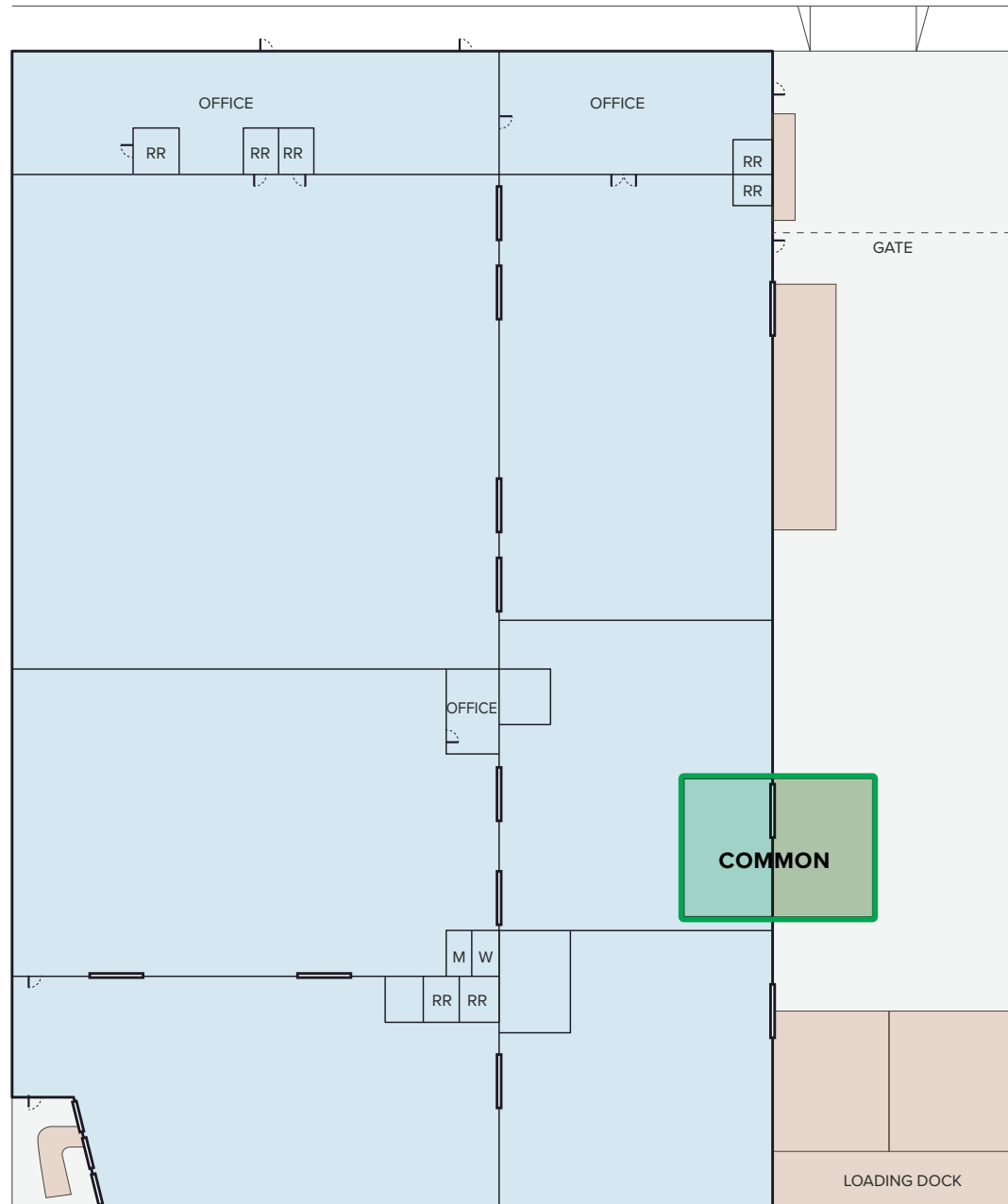


E SLAUSON AVE

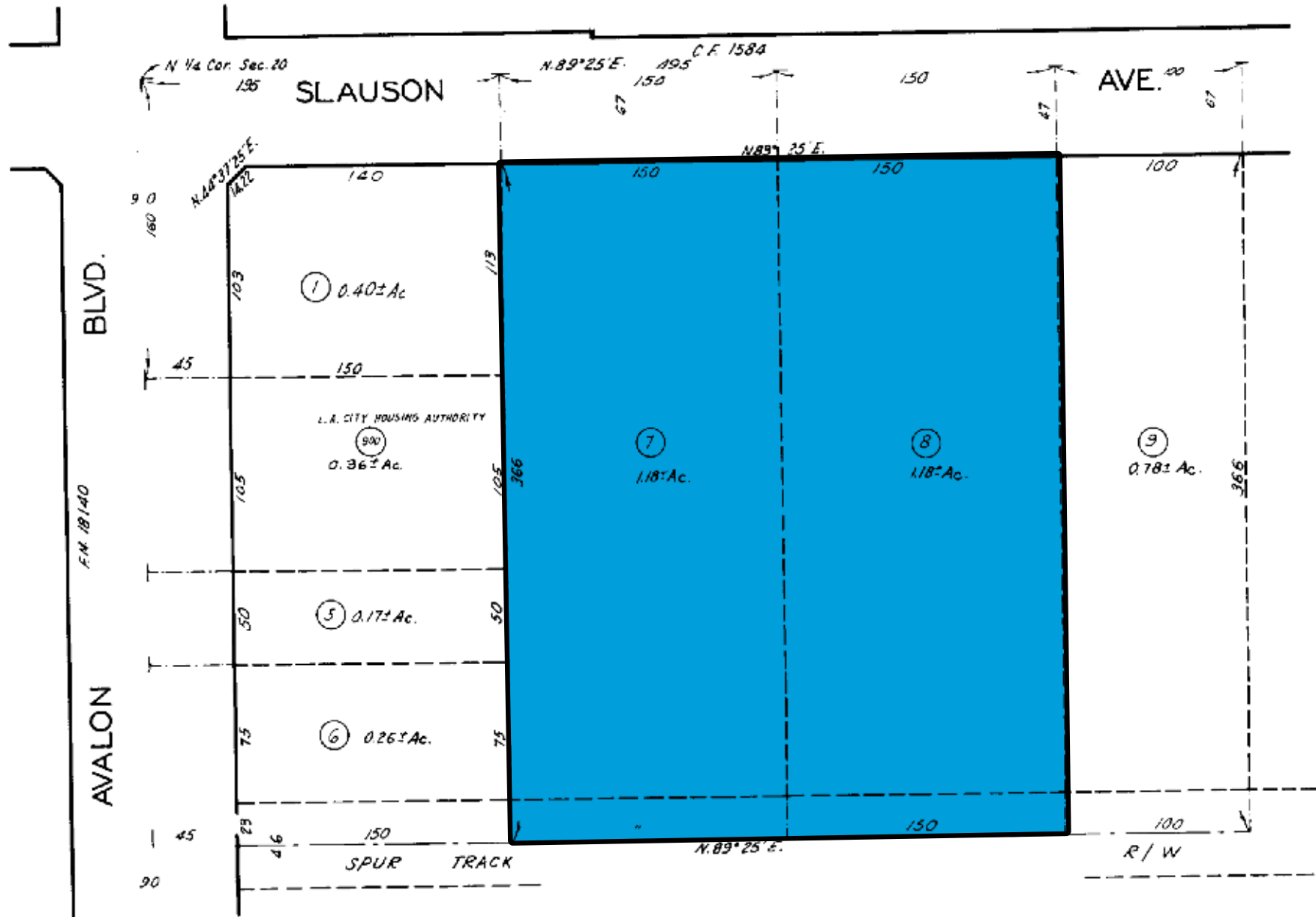
620
±41,000 SF

640
UNIT B
±11,360 SF

640
UNIT A
±17,230 SF



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



RENT ROLL

±71,121 SF INDUSTRIAL BUILDING FOR SALE
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ADDRESS	TENANT	SIZE	RENT/MO	RENT/MO PSF	LEASE START DATE	LEASE END DATE	OPTIONS TO RENEW	SECURITY DEPOSIT
620 E SLAUSON AVE		±41,000 SF						
640 E SLAUSON AVE UNIT A	K2 Trim Corp & Hyunil Jun	±17,230 SF	\$10,962.24	\$0.64	11/1/2017	11/30/20	None	\$19,479.95
640 E SLAUSON AVE UNIT B	To Win, Inc & Stephanie Kwon	±11,360 SF	\$8,436	\$0.74	MTM	MTM	None	\$12,870.00
COMMON INTERIOR LOADING	SHARED	±1,531 SF						
TOTALS ▶		±71,121 SF	\$19,398.24					

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