

# FOR LEASE

## Industrial Property

BUILDING SQ.FT.: **24,700±**

LAND SQ.FT.: **27,720±**



**777 E WASHINGTON BLVD, LOS ANGELES, CA 90021**

- Manufacturing/warehouse facility
- Upgraded ground floor offices
- Located at the northeast corner of Washington Blvd and Stanford Avenue
- Block-to-block between Washington Blvd and 18th St
- Secure, gated parking for 16± vehicles
- Ground level and dock high loading
- Full security system — Heavy power service
- 3,000 sq.ft. mezzanine included in total sq.ft.
- Lease rental: \$28,405 per month (\$1.15 per sq.ft. MG)
- Term: 3-5 years

*For More Information, Please Contact*

**MARTIN S BECK**

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LIC. 01778125

### PROPERTY DETAILS

Building Area	24,700± Sq.Ft.
Land Area	27,720± Sq.Ft.
Parking	16± Surface Spaces
Zone	LA M2-2
Year Built	1930
Construction	Masonry
Ground Level Loading	1: 10x12
Dock High Loading	1 (Well)
Power	1200A/240V/3 Ph/3 Wire
Ceiling Height	13-16'
Office Area	4,000± Sq.Ft.
Restrooms	4
Sprinklered	No

The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

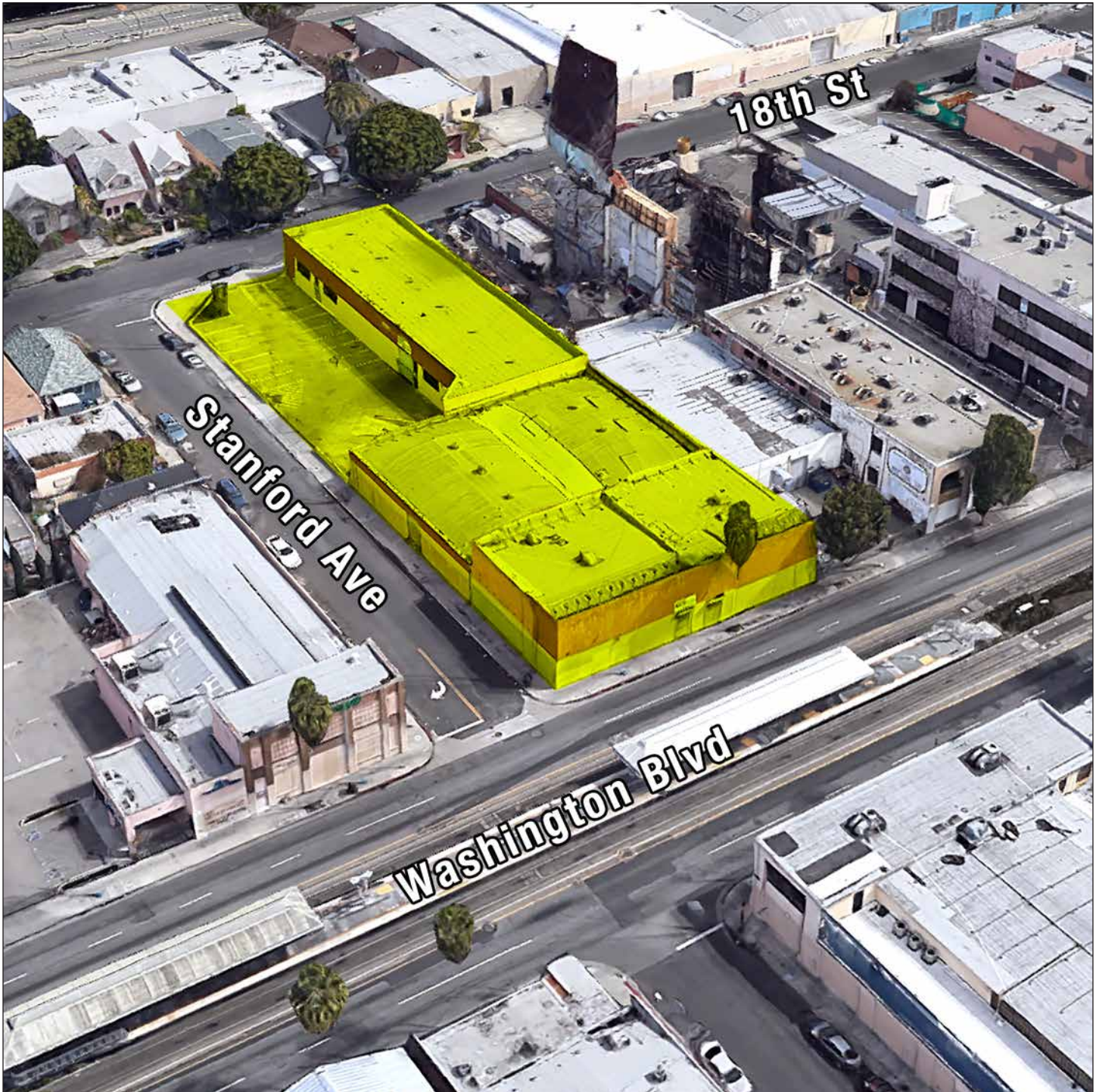
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