

FOR SALE

Price Reduced!

Creative Flex Facility

BUILDING SQ.FT.: 14,957

LAND SQ.FT.: 36,340



6341 ARIZONA CIRCLE, LOS ANGELES, CA 90045

Prime Warehouse/Creative Flex Property

- Fantastic creative flex facility!
- Adjacent to both Culver City and Westchester
- Located just south of Centinela Ave between Sepulveda Blvd and Jefferson Blvd
- Lobby, private offices, open work areas, large production area
- Fenced and paved parking lot for 60± vehicles
- 12' minimum ceiling height — Partial HVAC — Sprinklered
- 2 ground level loading doors: 12' x 16'
- 1000 amps/240-480 volts/3-phase power service
- Built in 1961/1968 — Zoned LA M1-1
- Assessor's parcel number 4110-014-016
- Price reduced to \$14,750,000 (\$986.16 per sq.ft.)
- *Call Broker for tour of property: Shown by appointment only*

This property has hazardous waste in both the soil and the water. The Seller will deliver the property clean; however, the process still has 24 months to go. The building has been declared safe to use. If you want to purchase now in "as is" condition, the Seller will deduct the cost of remediation from the sale price. However, the Buyer will have to provide the Seller with a general liability release.

For More Information, Please Contact:

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1% Commission to Cooperating Broker

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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FOR SALE

PROPERTY PHOTOS



FOR SALE

PROPERTY PHOTOS



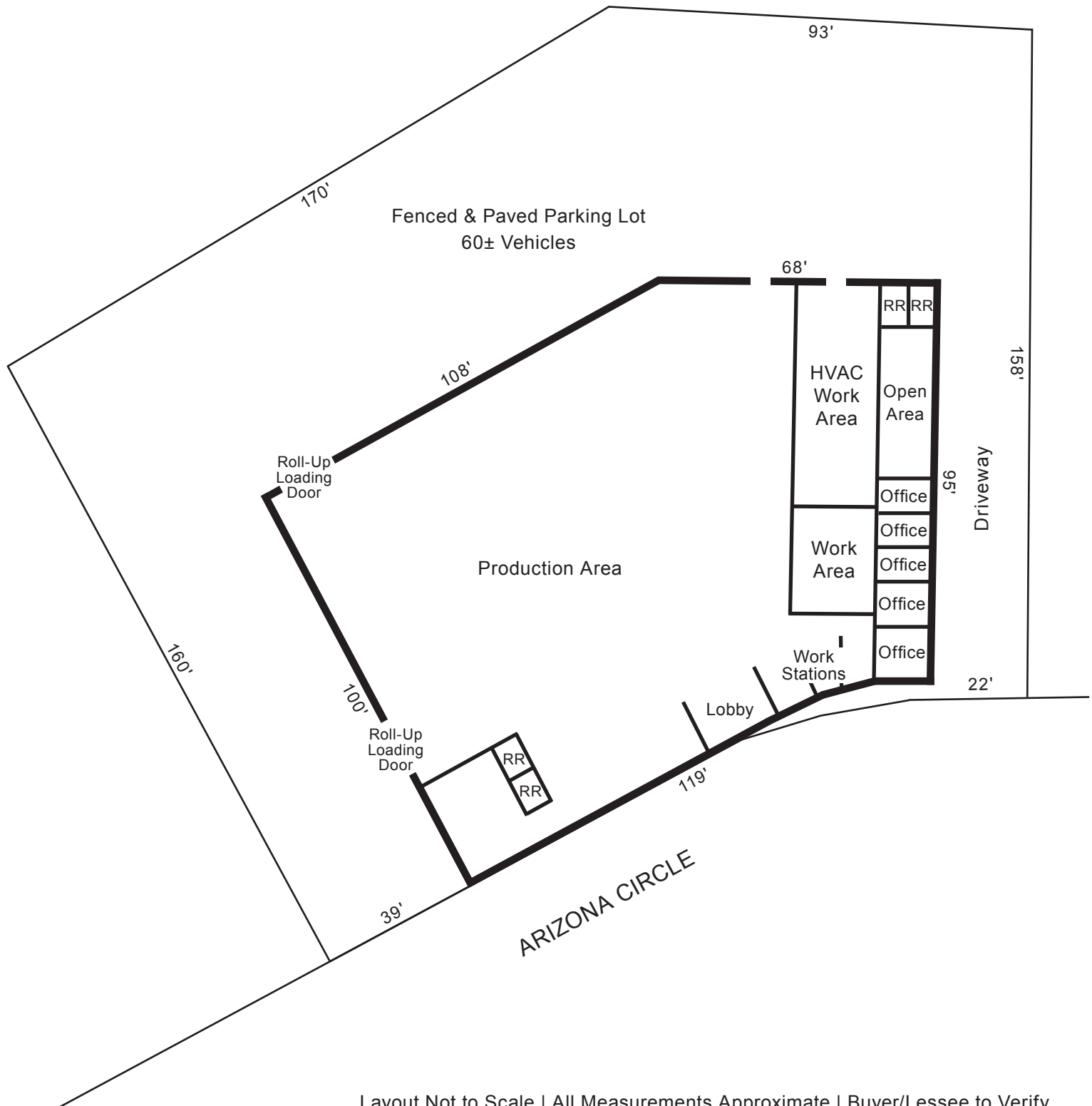
FOR SALE

PROPERTY PHOTOS



FOR SALE

BUILDING & LAND LAYOUT



Layout Not to Scale | All Measurements Approximate | Buyer/Lessee to Verify

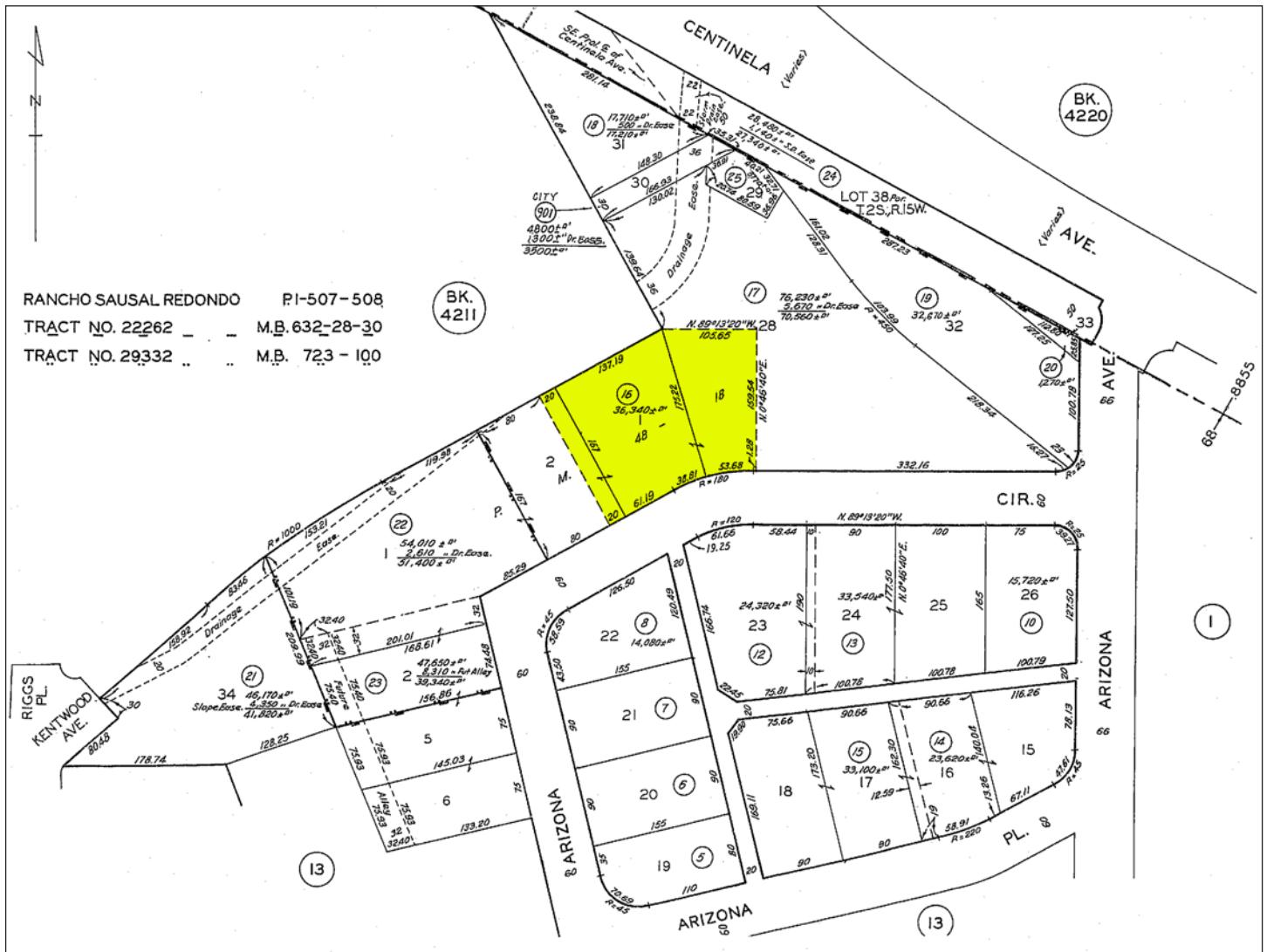
FOR SALE

AERIAL PHOTO



FOR SALE

PLAT



FOR SALE

AREA MAP

