

FOR LEASE

Rent Reduced!

Warehouse/Manufacturing/Multi-Use

AVAILABLE SQ.FT.: 12,048 ±



1407-1409 W WASHINGTON BLVD, LOS ANGELES, CA 90007

PROPERTY HIGHLIGHTS

- 2-story warehouse/manufacturing/multi-use facility
- Great for garment use, retail, wholesale, etc.
- 6,000 sq.ft. second floor
- 2000 lb. freight elevator
- Up to 60 car parking available with adjacent neighbor
- Ground level loading and 400 amps power service
- Excellent location 2 blocks west of Hoover Street
- Lease rental: \$9,036 per month (\$0.75 per sq.ft. MG)
- Term: 3-5 years
- Property tax: \$29,186 | Insurance: \$9,180 (2020-2021)

PROPERTY DETAILS

Available Area 12,048 ± Sq.Ft.
Zone LA CM
Year Built 1940
Construction Frame & Stucco
Ceiling Height 14' ±
Parking Street
Power 400A/240V/3-Phase
Ground Level Loading 1: 10x14
Restrooms 4

For More Information, Please Contact

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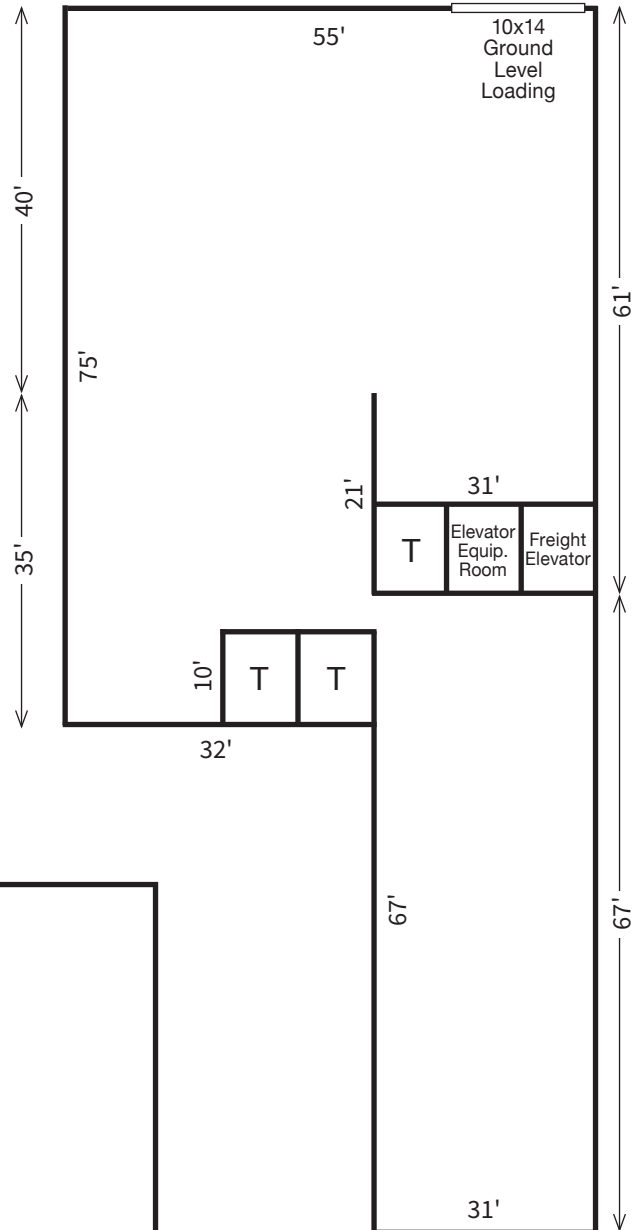
The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

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6,048 Sq.Ft. Ground Floor

ALLEY



6,000 Sq.Ft. Second Floor



Scale: 1' = 0.05"

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