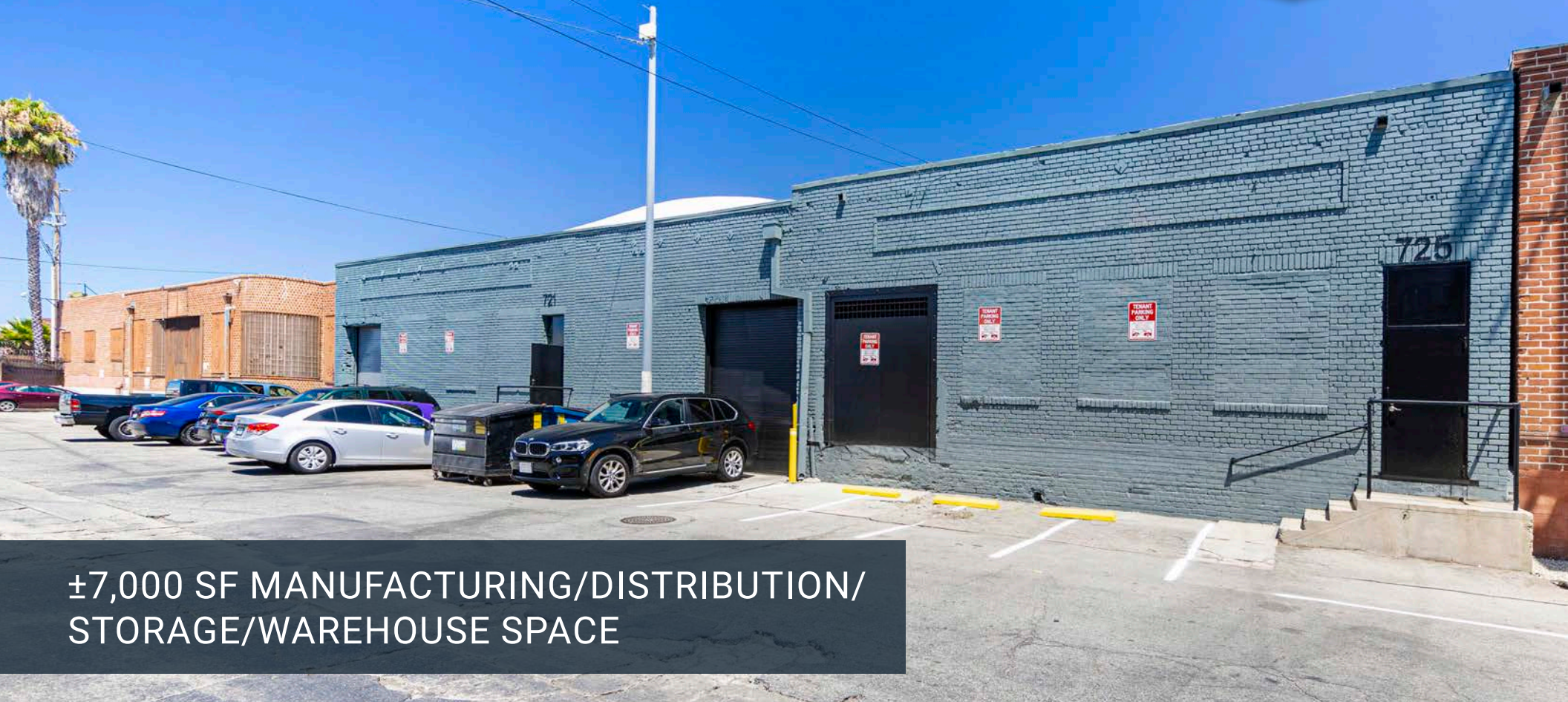


# WESTMAC

Commercial Brokerage Company

# INDUSTRIAL / OFFICE



±7,000 SF MANUFACTURING/DISTRIBUTION/  
STORAGE/WAREHOUSE SPACE



## JAMES D. BAILEY

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DRE #01255259

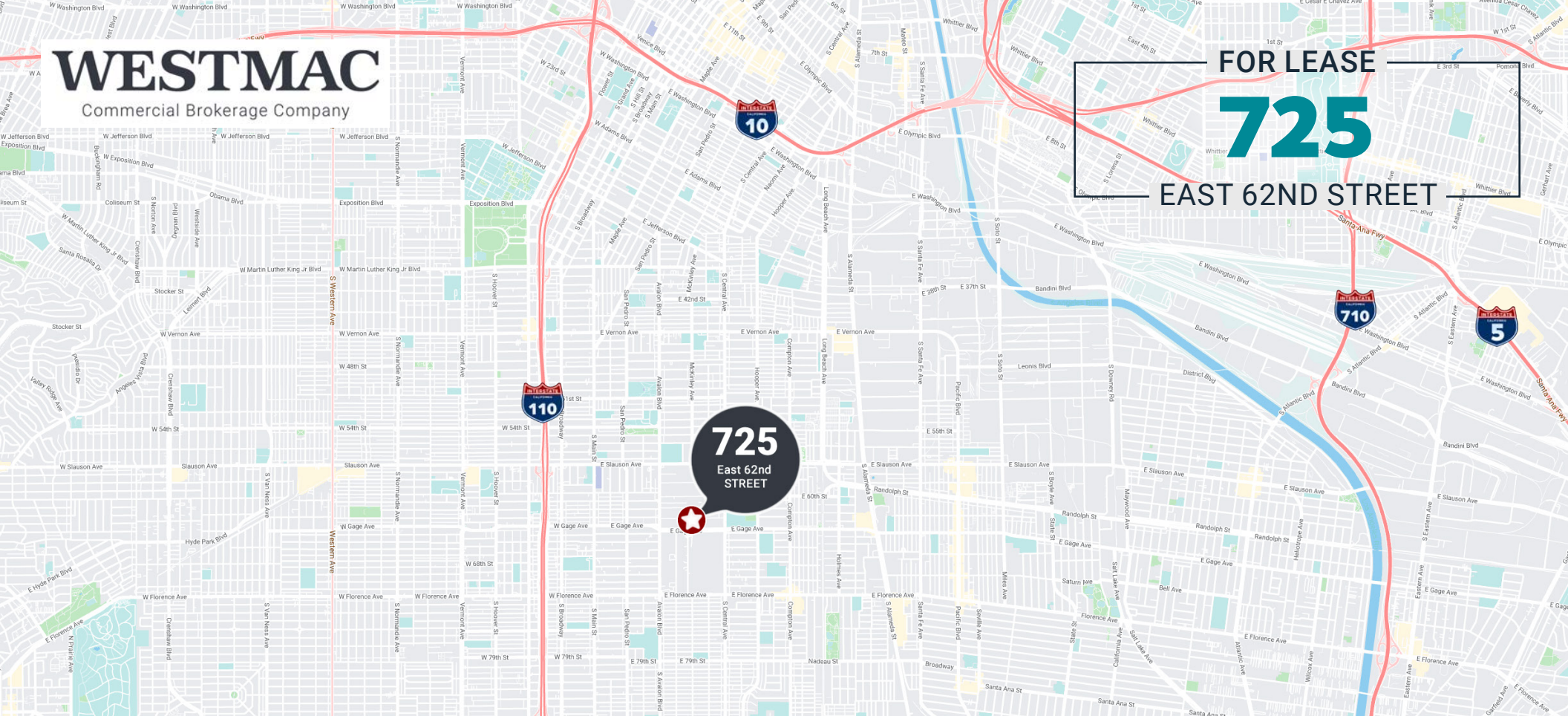
## CHRIS KERSTNER

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FOR LEASE

# 725

EAST 62ND STREET



**ADDRESS**

725 East 62nd Street  
Los Angeles, CA 90001  
(Between S. Centinela Ave & Avalon Blvd)

**AVAILABLE SPACE**

Unit 725: ±7,000 square feet

**TERM**

Three [3] to five [5] years

**AVAILABILITY**

Immediate

**LEASE RATE**

\$0.83 per square foot, per month,  
modified gross

**USE**

Industrial / Office

**CONSTRUCTION**

Masonry, Bow-Truss

**POWER**

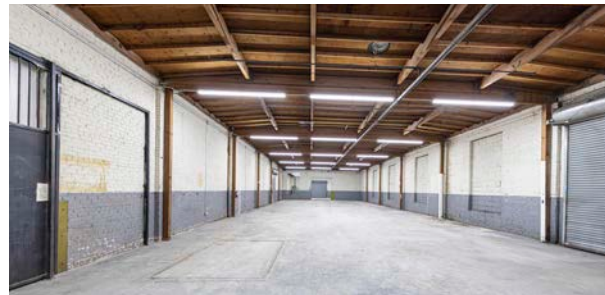
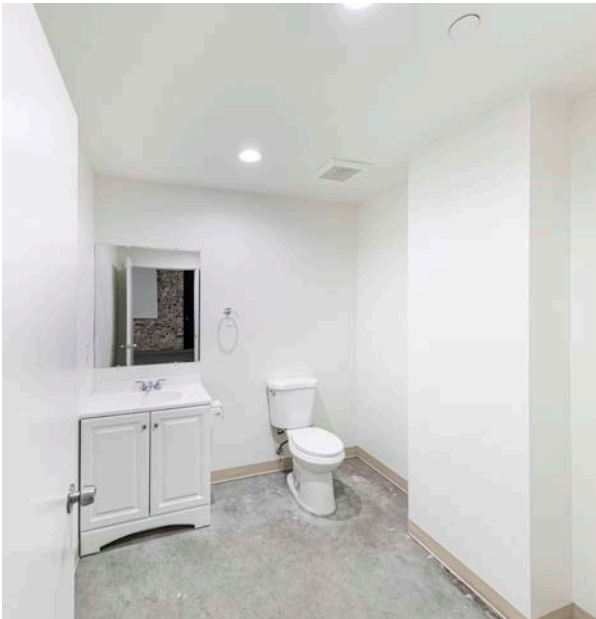
400A 3-Phase Power

**DESCRIPTION**

Perfect for manufacturing, distribution and storage, this warehouse consist of ±7,000 SF with a large fenced off back area for storage. It was recently renovated with a new roof, new high efficiency LED lighting, new electrical outlets and subpanel.

**HIGHLIGHTS**

- » One [1] dock high loading door
- » Five [5] parking spots
- » Fully renovated (new roof)
- » 16' ceiling height
- » Fire sprinklered
- » Outdoor storage area: private, fenced and off street



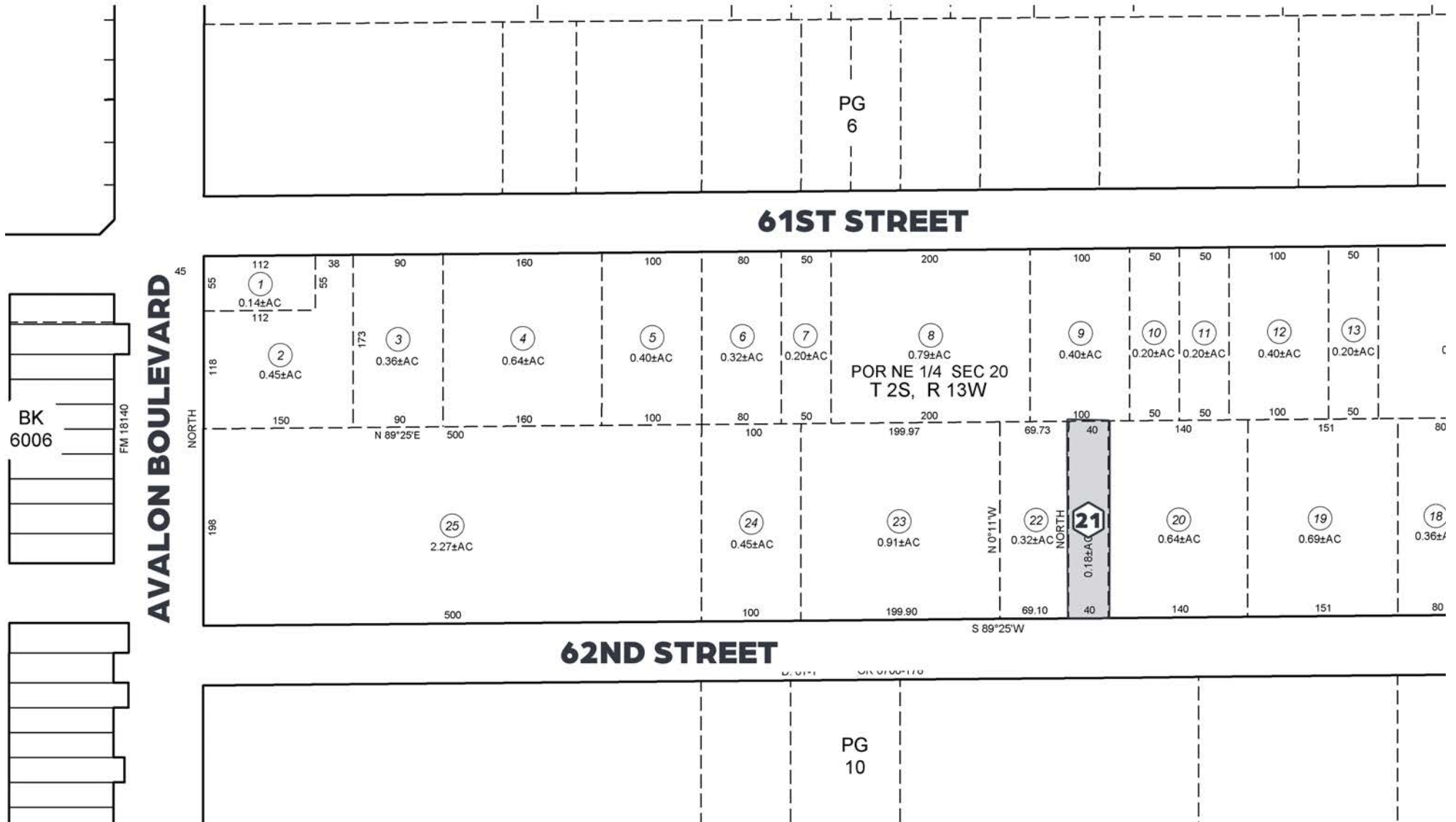
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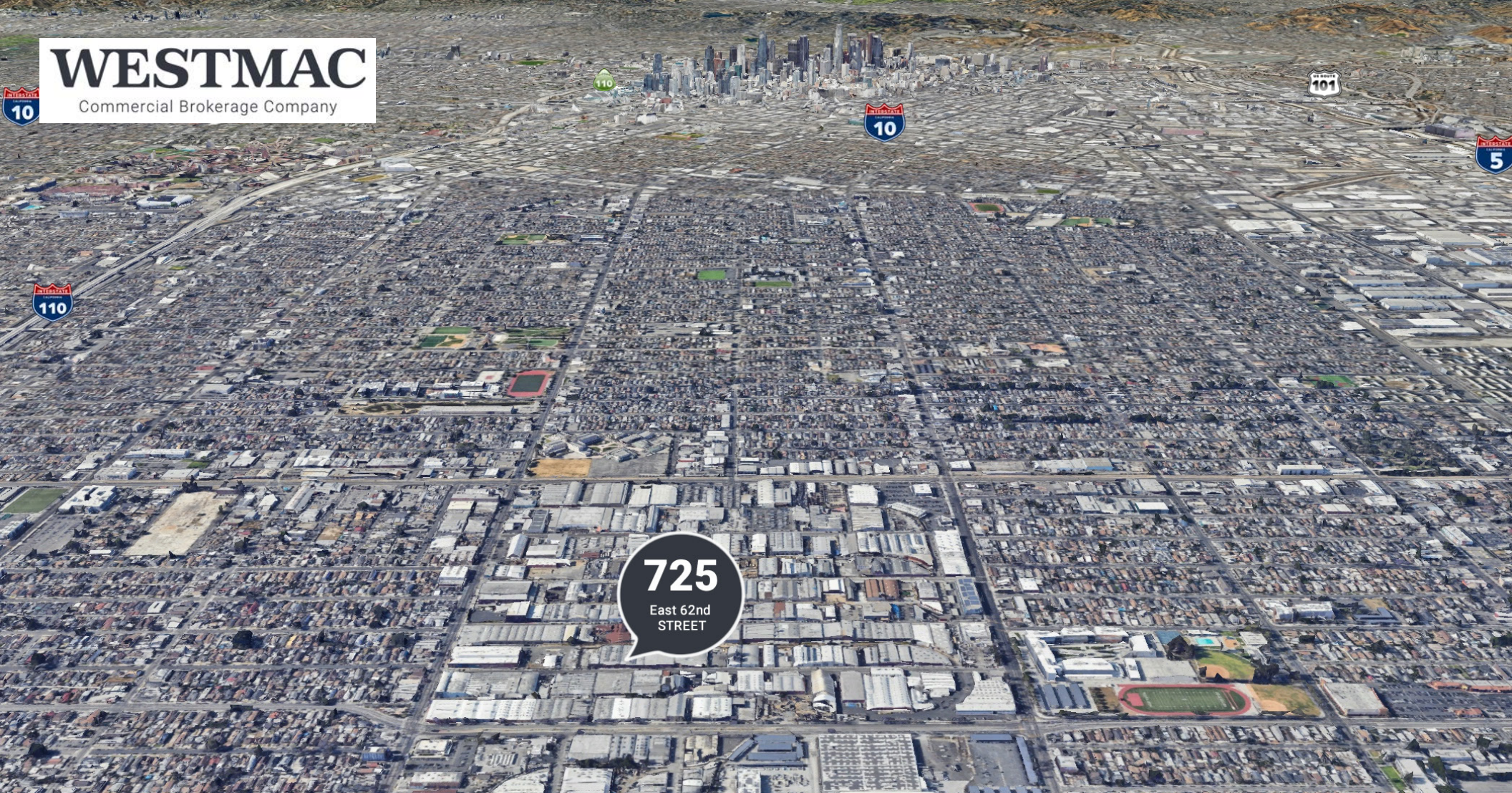
FOR LEASE

# 725

EAST 62ND STREET



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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FOR LEASE

**725**

EAST 62ND STREET

**WESTMAC Commercial Brokerage Company**

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