

Available SF 20,000 SF

Industrial For Lease

Building Size 20,000 SF

**Address:**

3201 Exposition Pl, Los Angeles, CA 90018

Cross Streets:

Degnan Blvd/Exposition Pl

Light Warehouse or Creative Office Conversion
 Center of Development: Watt, RCH & Luzzatto Projects Steps Away
 Walk to Crenshaw Stations for Expo & LAX/Crenshaw Light Rail
 Incredible Soaring Bow Truss/Monitor Roof Skylights
 Large Fenced Yard**Free Parking

Lease Rate/Mo: \$27,000
Lease Rate/SF: \$1.35
Lease Type: Gross
Available SF: 20,000 SF
Minimum SF: 20,000 SF
Prop Lot Size: 0.69 Ac / 30,056 SF
Term: 2-3 Years, w/annual 3% COLA
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$20,527 / 2018
Yard: Fenced / Paved
Zoning: CM-2D-SP

Sprinklered: Yes
Clear Height: 14'
GL Doors/Dim: 0
DH Doors/Dim: 3 / 17x14, 11x9, 12x10
A: 400 V: 240/480 O: W: 3
Construction Type: Brick
Const Status/Year Blt: Existing / 1952
Whse HVAC: Yes
Parking Spaces: 21 / **Ratio:** 1.1:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 1,600 SF / 4
Restrooms: 5
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: LA West
APN#: 5044-002-014

Listing Company: Midland Business Properties**Agents:** [John Boyle 310-828-6300](mailto:jboyle6300@gmail.com)**Listing #:** 10804143**Listing Date:** 11/12/2018**FTCF:** CB250N000S000/A0AA

Notes: Call Broker (DRE #00542089) to Show. Lessee must Verify Power & Zoning. Dock in Yard & Double Wide Covered Recessed Dock in Front (20' Wide & 26' Deep). Nicely Appointed Office with Bullpen, 2 Private Offices & Kitchen/Lunch Area. Free Standing Building.

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