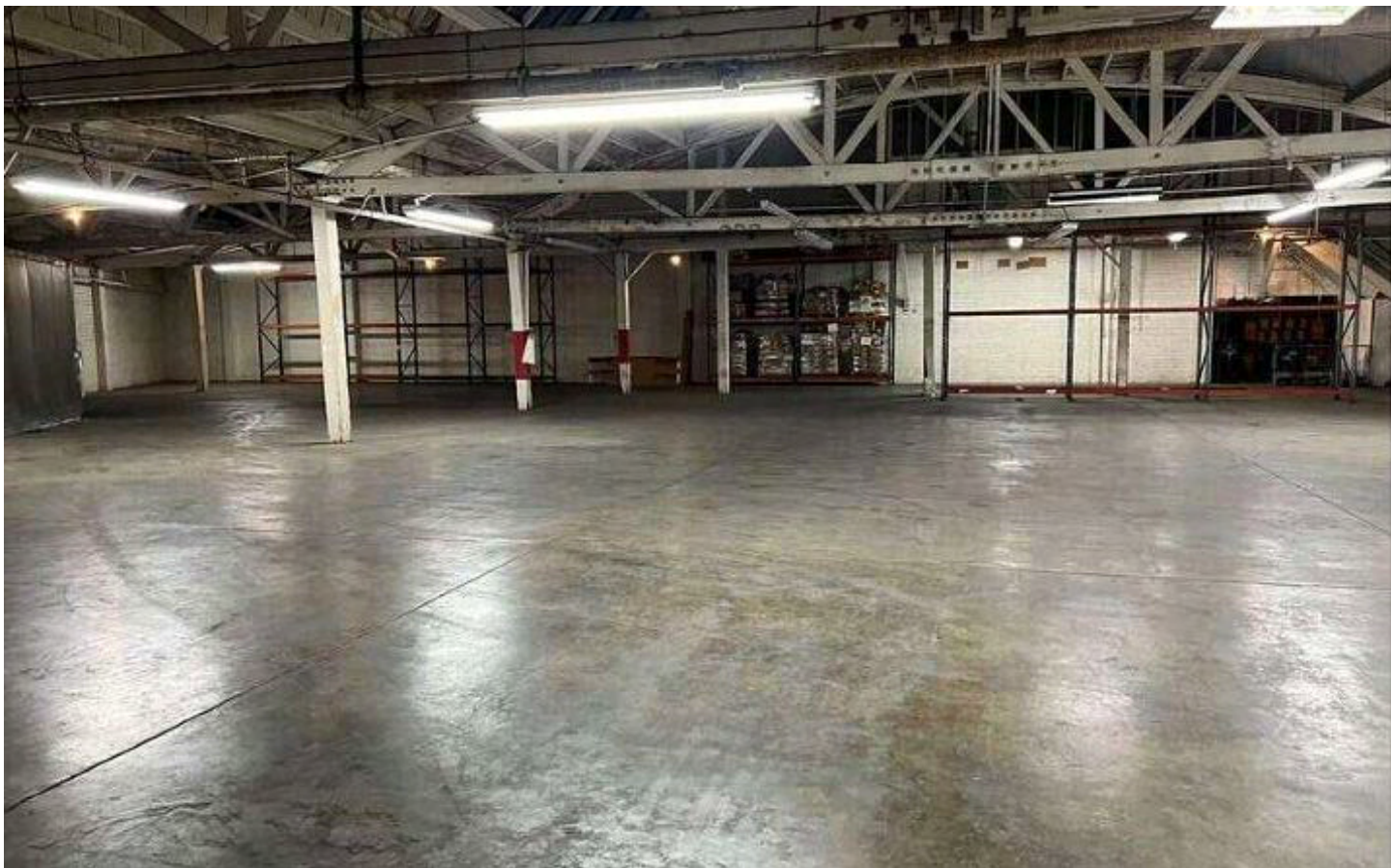




6626 10th Ave, Los Angeles, CA 90043

\$12/SF/YR

\$1/SF/MO

6626 10th Ave

Industrial | Single tenant | 28,000 sq. ft.



Dev Bhalla
310.9877370

Listing Added: 06/12/2024

Listing Updated: 07/14/2024

Building Details

Property Type	Industrial	Subtype	Warehouse
Tenancy	Single	Total Building SQFT	28,000
Vacant SQFT	28,000	Stories	1
Ceiling Height	Bow truss (varied)	Loading Docks	2
Dock High Doors	2	Total Parking Spaces	5 to 15
Drive Ins	2	Power	400-amp,220-volt, 3-phase Power
Zoning	M-1 (Limited Industrial Zone)		

Building Description

6626 10th Avenue is a One-of-a-kind 28,000- Square-foot Industrial Warehouse Building in West Los Angeles. Users Can Expect Industrial Specifications, Including a Bow Truss Roof With 17 to 20-foot Ceiling Heights, Dock High Loading, and 400-amp,220-volt, 3-phase Power. The Space Includes Modifiable Office Space Currently Built Out as Private Offices, Open-concept Rooms, and Conference Areas.

The Property is Positioned in a quiet well maintained Cul-de-sac. This Facility is the Only One on the Street, Allowing Ample Room for Many Semi-trucks to Access. The Site Has ATF, Fda, Usda, Animal Husbandry, Beer and Wine, and Health Department Licenses. Sited on a Parcel Zoned M-1 (Limited Industrial Zone), Known as One the Most Flexible Zonings in This Area, This Facility Can Accommodate Uses in Light Industrial and Commercial.

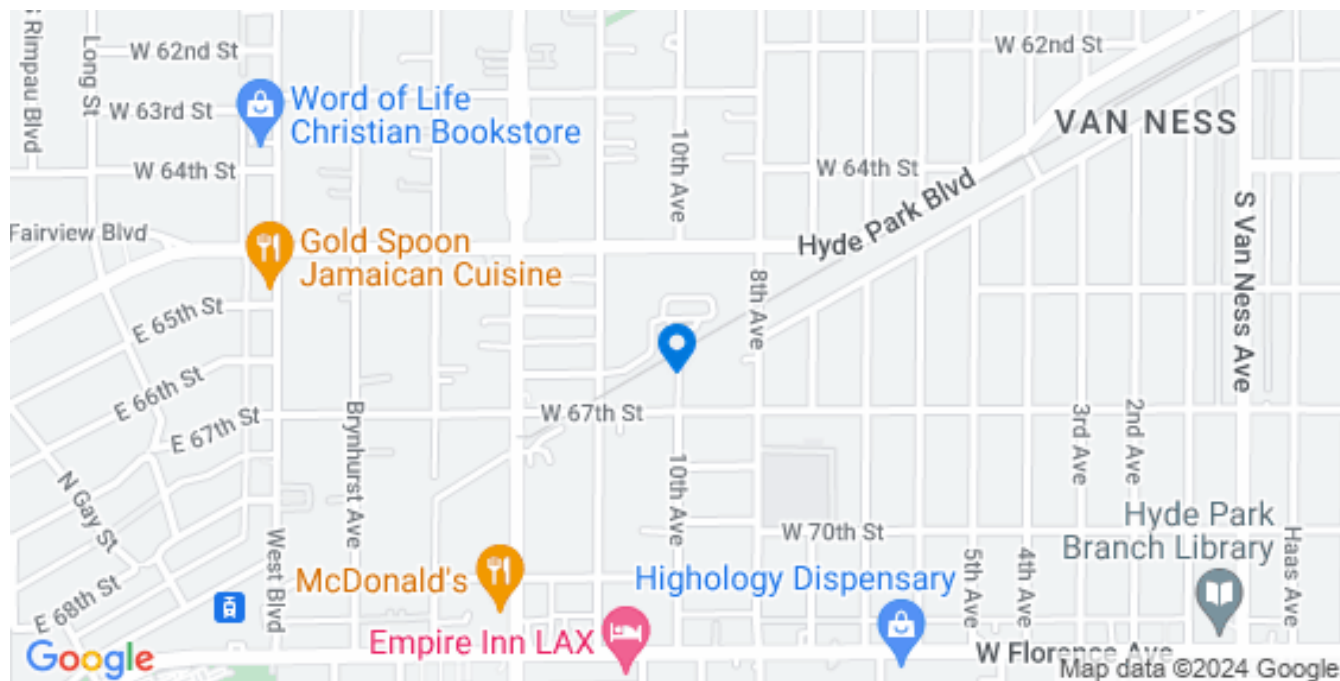
6626 10th Avenue is Near Fox Hills, Culver City and Beverly Hills. Situated Between Orange County and the Valley. Offering Users Easy Accessibility, This Warehouse is in the Middle of Major Freeways, Interstate 10, 405, 110 and 105. Additionally, Reach the Port of Long Beach and Port Cf LA Within a Thirty-minute Drive Cf the Site. With Superior Highway Connectivity.

6626 10th Ave. Offers 28,000 Square Feet of Divisible Industrial Warehouse Space Between Orange County and San Fernando Valley. Sited on a One-acre Lot, 6626 10th Ave is in a quiet well maintained Cul-de-sac With Plenty of Room for Semi-truck Parking or Storage for Easy Distribution. A Rare Find, This Site is Equipped With a Bow Truss Roof With Varied Ceiling Heights, Interior/exterior Loading, and Custom offices. Ideally Positioned Less Than 6 Miles From Los Angeles Airport.

****Brand new cool roofing with 20 year warranty**** recently installed on entire structure.

3% Broker Commissions Are Available to the Tenant Representative Broker.

Building Location (1 Location)



1st Floor Details

Centrally Located in a Cul-de-sac. Can Be Divisible Into 3 Sections. 1st Section 10,000 Sf, 2nd Section 18,000 Sf, 3rd Section 28,000 Sf 3% Commission to the Tenant Rep Broker.

Listing Type	Direct	Space Subtype	Warehouse
RSF	28,000 SF	USF	28,000 SF
Office Available	1,500 SF	Space Available	6/14/24
Parking	5 to 15	Rate (Per SF)	\$1 / SF / MO
Lease term	Flexible	Total Monthly Rent	\$28,000
Days on Market	31 days		

1st Floor Floorplan

