

Available SF 4,384 SF

Industrial For Lease

Building Size 4,384 SF



Address: 746 E 61st St, Los Angeles, CA 90001

Cross Streets: S Central Ave/E 61st St

Small Manufacturing Building With Big Fenced Yard
 18' Clear Span Metal Building With 3 Phase Electrical
 M-2 Zoning *50+ Car Parking* *Nice 2nd Floor Office*
 ±5,000 SF Hi Cube Bonus Canopies In Yard
 Located To Business Improvement District
 With Security Cameras & Patrols

Lease Rate/Mo: \$8,304
 Lease Rate/SF: \$1.89
 Lease Type: Gross
 Available SF: 4,384 SF
 Minimum SF: 4,384 SF
 Prop Lot Size: 0.40 Ac / 17,320 SF
 Term: 3-5 Yrs w/Periodic COLA's
 Sale Price: NFS
 Sale Price/SF: NFS
 Taxes:
 Yard: Fenced / Paved
 Zoning: M2

Sprinklered: No
 Clear Height: 18'
 GL Doors/Dim: 2 / 13'x14'
 DH Doors/Dim: 0
 A: 200 V: 240/240 O: 3 W: 0
 Construction Type: Metal
 Const Status/Year Blt: Existing / 1970
 Whse HVAC: No
 Parking Spaces: 50 / Ratio: 11.4:1
 Rail Service: No
 Specific Use: Light Industrial

Office SF / #: 1,244 SF / 4
 Restrooms: 2
 Office HVAC: Heat & AC
 Finished Ofc Mezz: 1,110 SF
 Include In Available: Yes
 Unfinished Mezz: 0 SF
 Include In Available: No
 Possession: 08/01/2021
 Vacant: No
 To Show: Call broker
 Market/Submarket: Outlying Los Angeles
 APN#: 6007-009-012

Listing Company: Dorin Realty Company
 Agents: [Mark Whitman 213-627-0007](mailto:mwhitman@dorinrealty.com)
 Listing #: 26276828
 Notes: All details must be verified. 2nd floor offices HVAC.

Listing Date: 06/17/2021

FTCF: AP250Y175S000/AOAA

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