

Corner Property!!!



Secured Rear Lot!!!

LOCATION:	13435 S. Broadway, Los Angeles, Ca 90061
SIZE:	15,496* +/- sq ft of bldg. on 25,558 +/- sq ft of land
RENTAL RATE:	\$0.85 per square foot, MG
AVAILABLE:	May 2020
PARKING:	Comes with sixteen (16) +/- parking spaces in a secured rear lot with ample street parking available
COMMENTS:	* M-zoned property* * 18-ft height clearance* * 3 Phase 800-amp panel/Single Phase 400-amp panel* * Approximately 2,000 +/- sq. ft. of air-conditioned offices* (see attached floor plan) * Two (2) above grade loading doors and one (1) dock high door (12x14)*

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

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**Lessee to Verify*

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