

**550 S. CROCKER ST. UNIT B**  
LOS ANGELES | CA

**FOR LEASE | 8,195 SF**  
**INDUSTRIAL WAREHOUSE**  
PLUS 6,650 SF PRIVATE GATED YARD/PARKING

**FOR MORE INFORMATION, CONTACT:**

**BRYAN ABAYAN**  
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# PROPERTY FEATURES



8,195 SF  
BUILDING



12,825 SF  
LOT SIZE



1,500 SF  
OFFICE SPACE



12'  
CLEAR HEIGHT



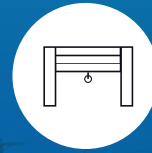
LAM2  
ZONING



400A/240V 3P 3W  
POWER



6,650 SF PRIVATE  
GATED YARD/ PARKING



TWO DOCK HIGH  
LOADING DOORS AND  
ONE GROUND LEVEL  
LOADING DOOR

- Lease Rate: \$2.10 Per Square Foot Gross
- Clear Span/Bow Truss
- Exposed Brick
- Dock High Loading
- Large Fenced Yard –
- Ideal For Warehousing/ Produce/Food Or Creative Uses
- 15 Car Private Dedicated Parking
- Great Natural Light
- Full Kitchen / Shower / Washer Dryer
- Office HVAC: Heat & AC

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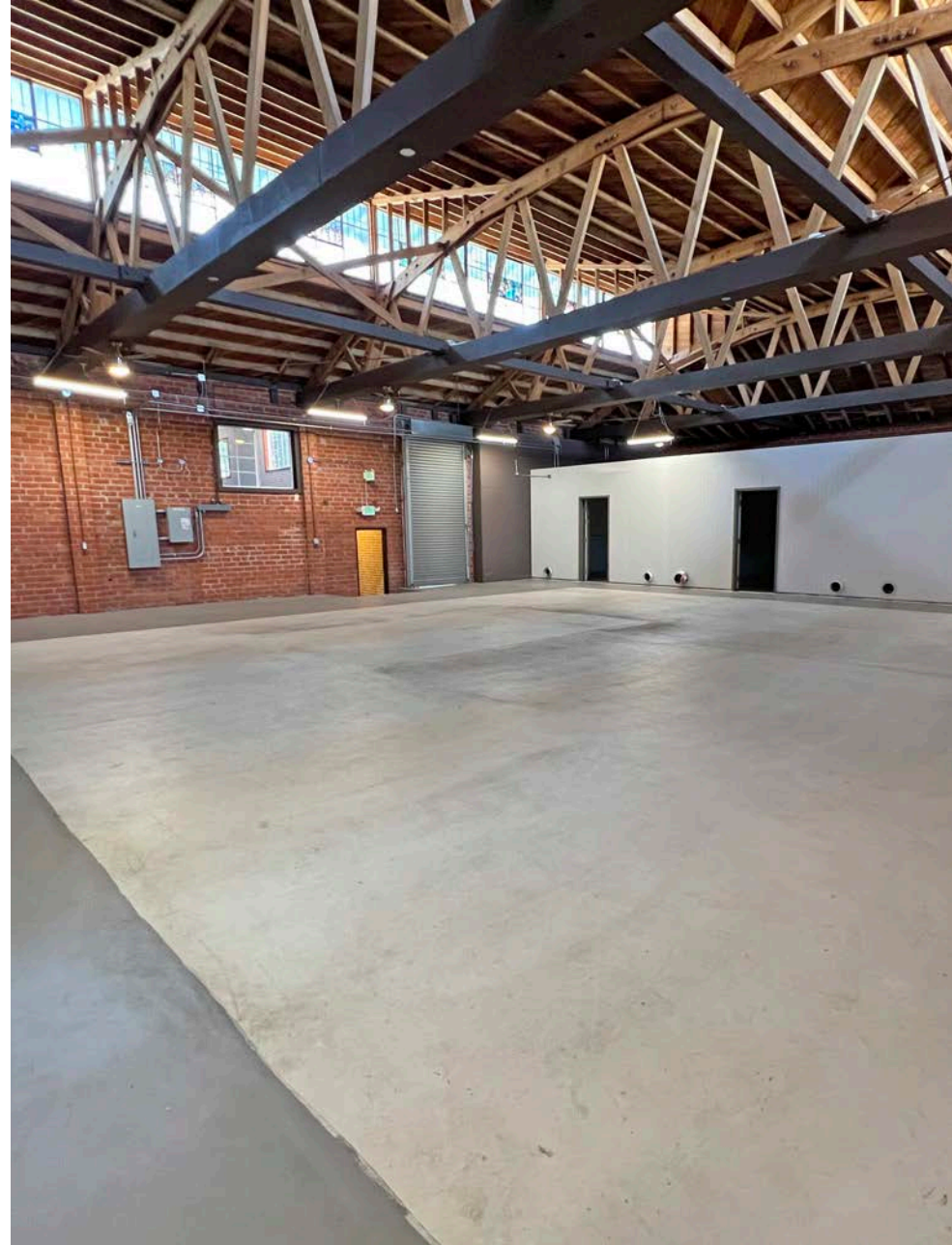
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PARCEL MAP

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



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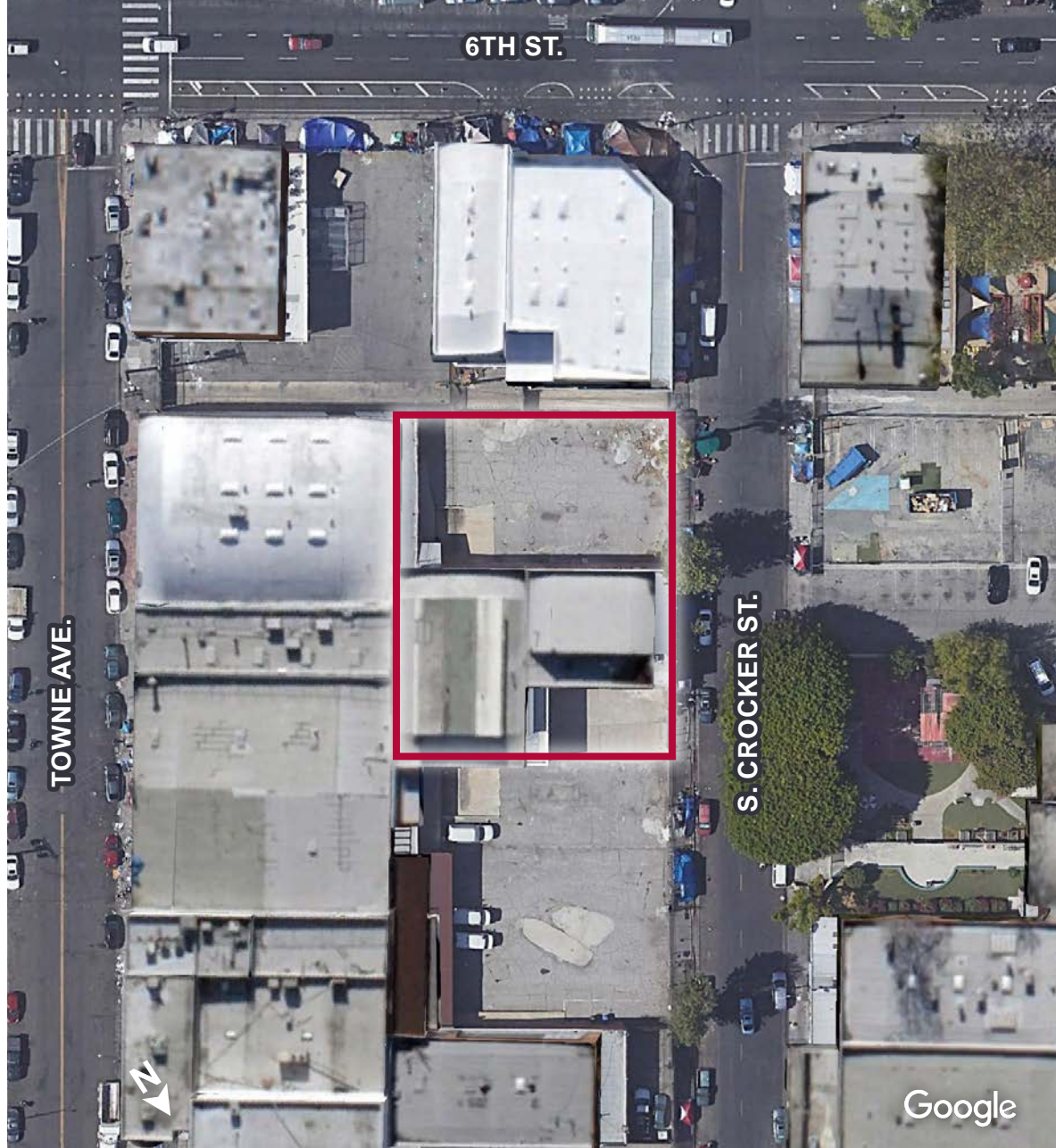
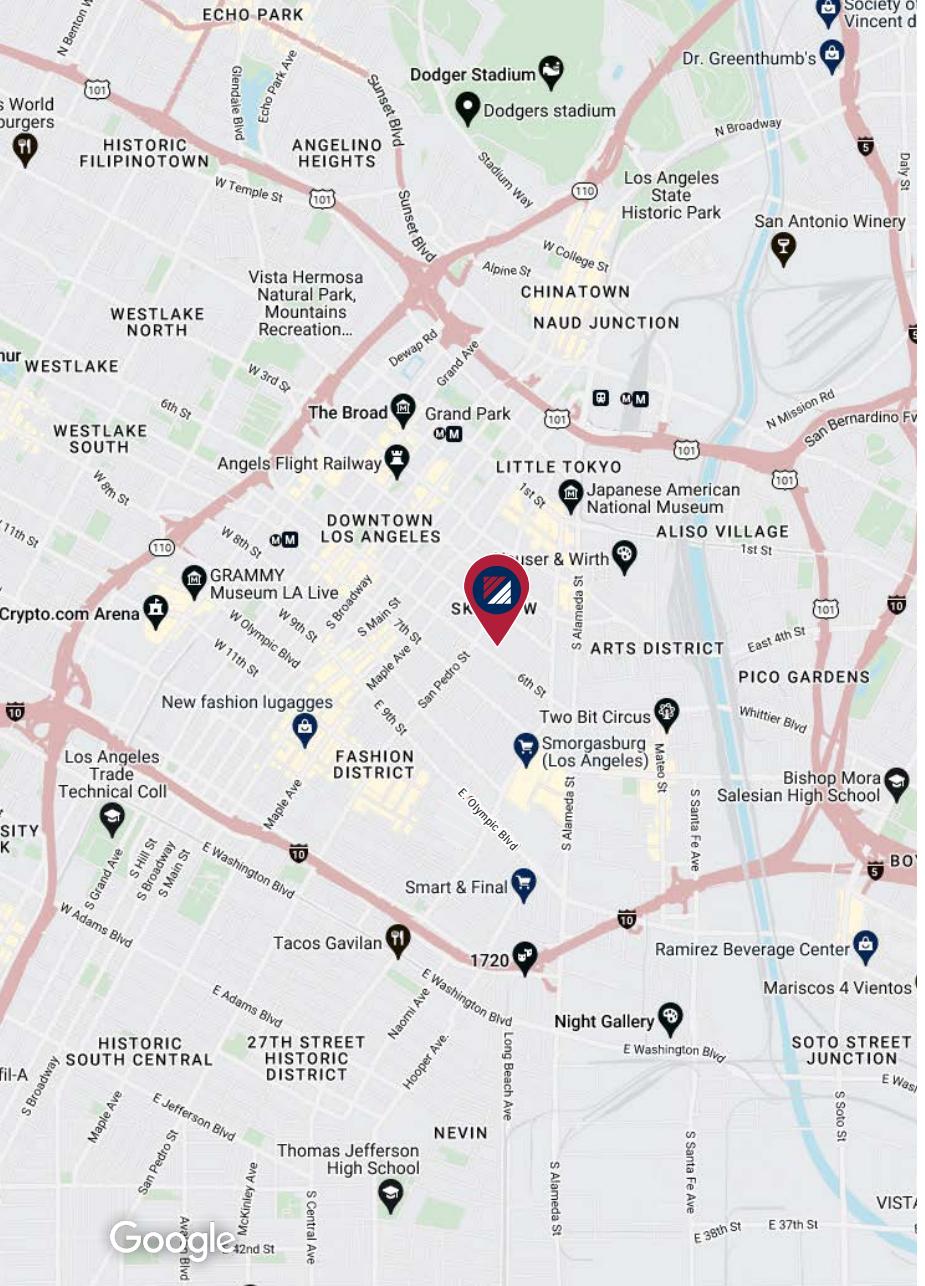
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PROPERTY PHOTOS

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LOCAL AMENITIES  
  
 COMMERCIAL REAL ESTATE SERVICES

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