

Daum Commercial	650 Town Center Drive, Suite	120 Costa Mesa, CA 92626   949-341	L-4500
Available Acres 0.25	Land For Lease	Available SF	10,817



## **Cross Streets:**

Address:

## Ocean Gate Ave/W Rosecrans Ave

±10,817 SF Available for Lease Flexible Mixed Use Zoning (HAM1YY) Approx. ±3,257 SF of Office/Warehouse Excellent Frontage on Rosecrans Avenue Contractor's Yard - Fenced Yard and Paved Less Than Five (5) Miles to LAX

Lease Rate/Mo:	\$7,500	Available Acres:	0.25 Ac	Gas:		Specific Use:	Industrial
Lease Rate/SF:	\$0.69	Available SF:	10,817 SF	Water:	Yes	Zoning:	M1YY
Lease Type:	Gross	Building SF:	3,257 SF	Sewer:	Yes	Rail Service:	No
Lease Terms:	3-5 Years	Yard:	Fenced / Paved	Electric:	Yes	Market Area:	LAX Area
Sale Price/SF:	NFS			Fiber:		APN:	4147025006
Sale Price:	NFS						

Listing Company: Agents:	Daum Commercial <u>Krishna Shegran 949-341-4512, Michael Chase 949-341-4513</u>	3, <u>Anthony Bergeman, SIOR 949-341-4511</u> ,	Andrew Lara <u>31</u>	<u>0-538-6744</u>			
Listing #:	6737a0fa3aa5d51347c2f2e0	Listing Date: 11/15/2024	FTCF:	CB000N000S000			
Notes: Call broker for commission information. Contractor's Yard. Paved Yard. APN's: 4147-025-006, -007, -008.							





This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.