

639

KMAK INT'L TEXTILE INC.

VERTO BRAKES

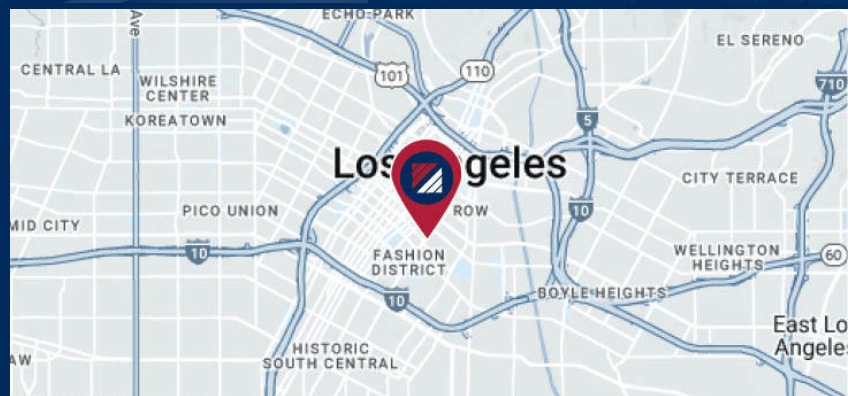
FUNCTIONAL WAREHOUSE IN PRIME DOWNTOWN LOCATION

INDUSTRIAL PROPERTY
FOR LEASE

639 MAPLE AVENUE
LOS ANGELES | CA | 90014

PROPERTY FEATURES:

- 6,150 SF
- 1,100 SF Office Space
- 480V | 220A | 3 Phase
- 20' Clearance Height
- Close to Freeways, Restaurants & Amenities
- Adjacent to Several Government Agencies



FOR MORE INFORMATION PLEASE CONTACT:

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

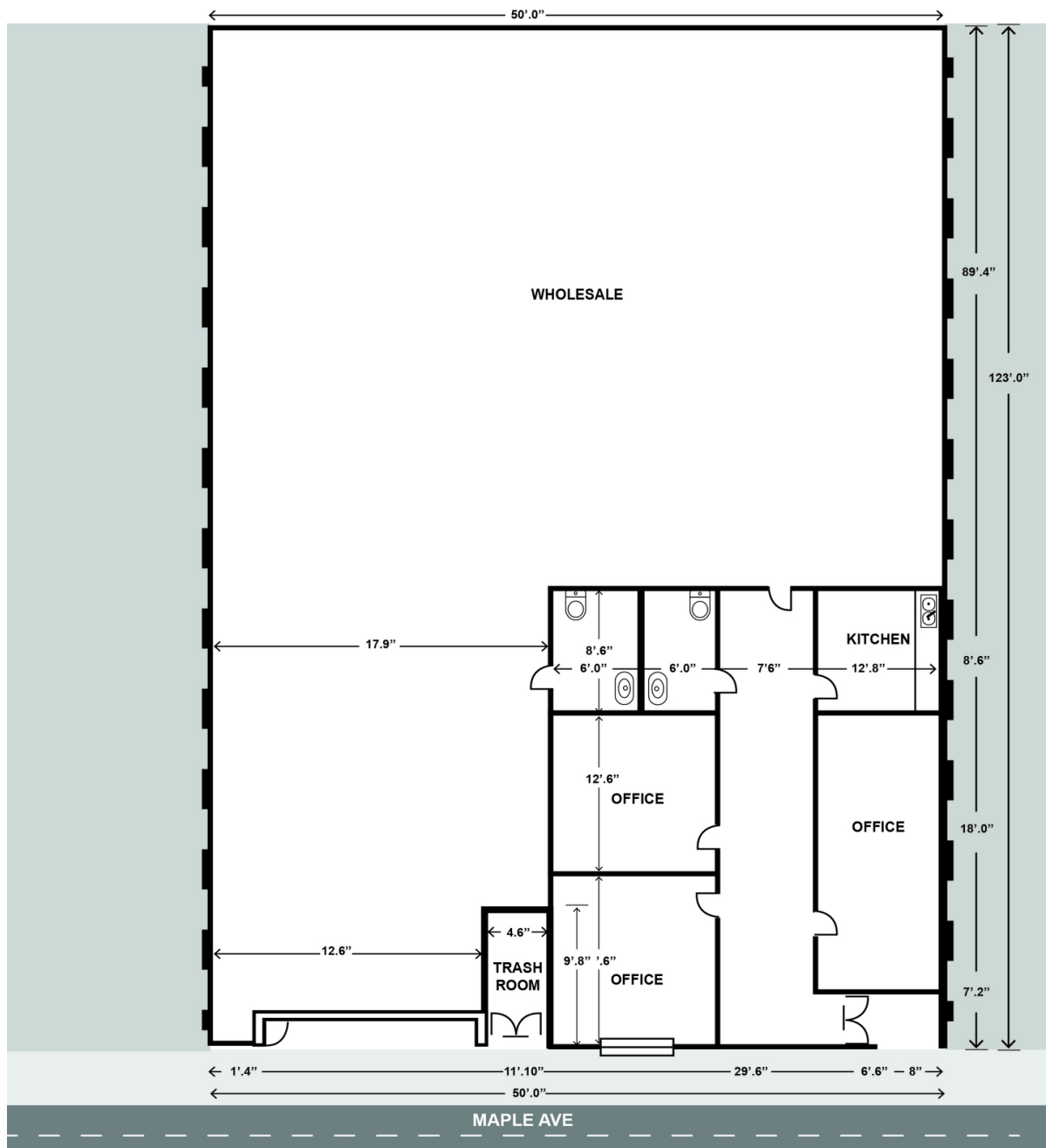


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*Not to Scale

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DAUM
COMMERCIAL REAL ESTATE SERVICES

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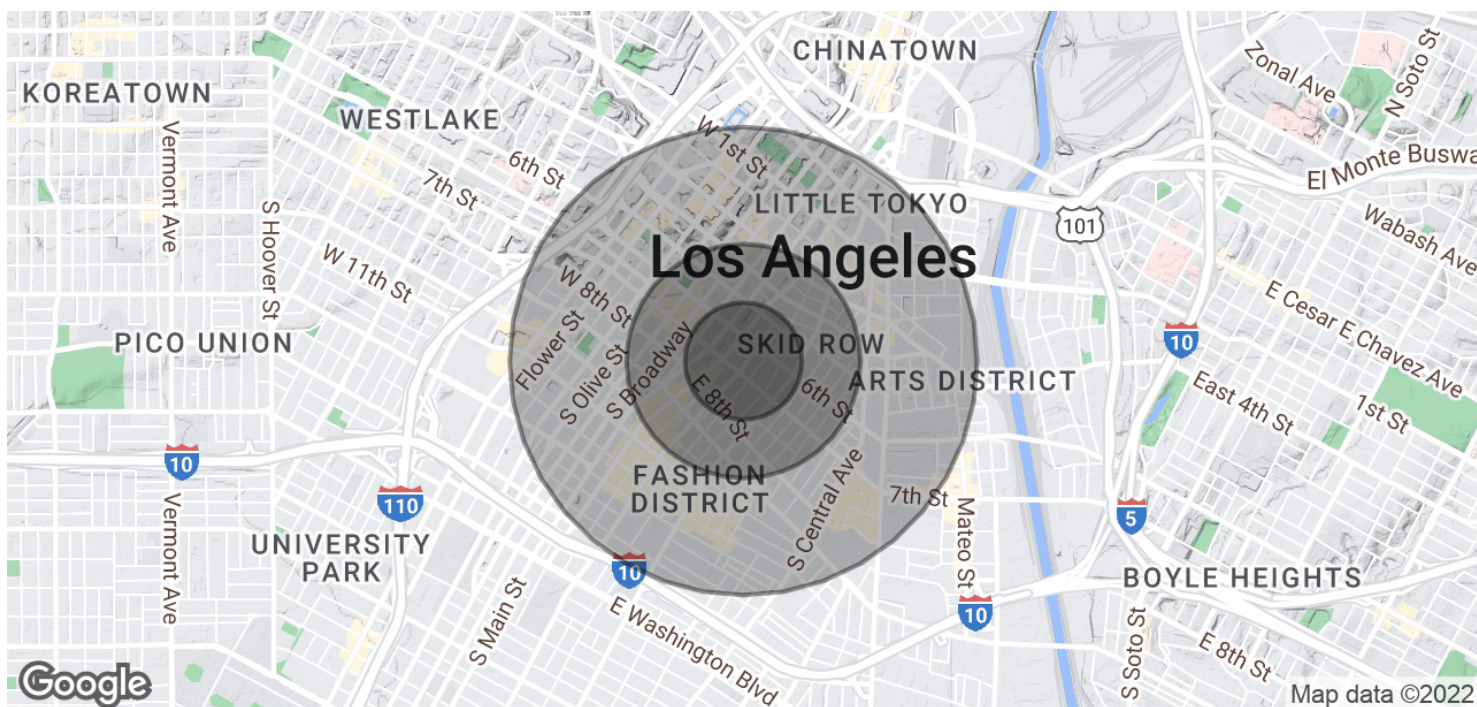


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DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	7,983	19,196	44,899
Median age	45.6	43.4	41.1
Median age (Male)	45.8	43.2	39.9
Median age (Female)	45.5	42.9	41.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	5,299	13,815	32,196
# of persons per HH	1.5	1.4	1.4
Average HH income	\$38,140	\$51,894	\$68,680
Average house value	\$10,493	\$164,674	\$293,998

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