

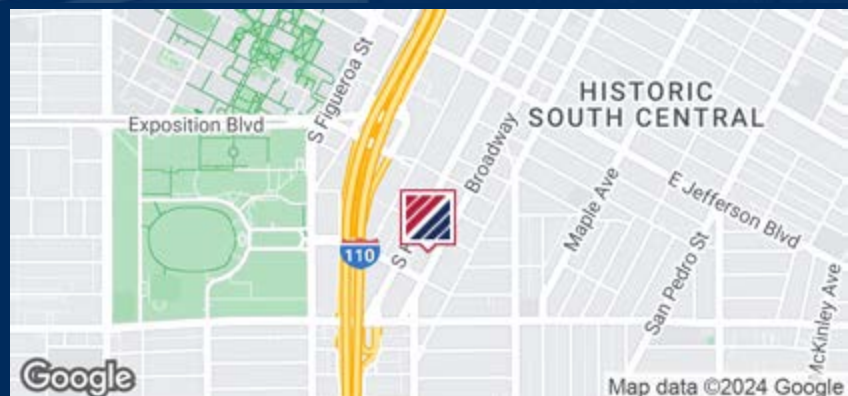


14,800 SF INDUSTRIAL PROPERTY FOR SALE/LEASE

3837-3841 S. BROADWAY PLACE
LOS ANGELES | CA | 90037

PROPERTY FEATURES:

- GREAT FOR MANUFACTURING/WAREHOUSING
- CLOSE PROXIMITY TO USC
- CONSISTS OF TWO BUILDINGS
- SPRINKLERED
- 18' CLEAR HEIGHT IN MOST AREAS
- 1,600 SF OF REAR SPACE IS UNPERMITTED AND IS PART OF THE SQUARE FOOTAGE OF THE BUILDING
- PURCHASE PRICE: \$4,200,000 (\$238.78 PSF)
- LEASE RATE: \$1.35 PSF/MONTH



FOR MORE INFORMATION PLEASE CONTACT:

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VICE PRESIDENT

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CABRE #00783821

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COMMERCIAL REAL ESTATE SERVICES