

# FOR LEASE

±9,327 SF INDUSTRIAL BUILDING

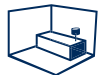
612 S. CROCKER  
LOS ANGELES | CA



ONE (1)  
DOCK HIGH



ONE (1)  
GRADE LEVEL DOOR



±1,450 SF  
APPROX. MEZZANINE

## FOR MORE INFORMATION, CONTACT:

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**MOON LIM**  
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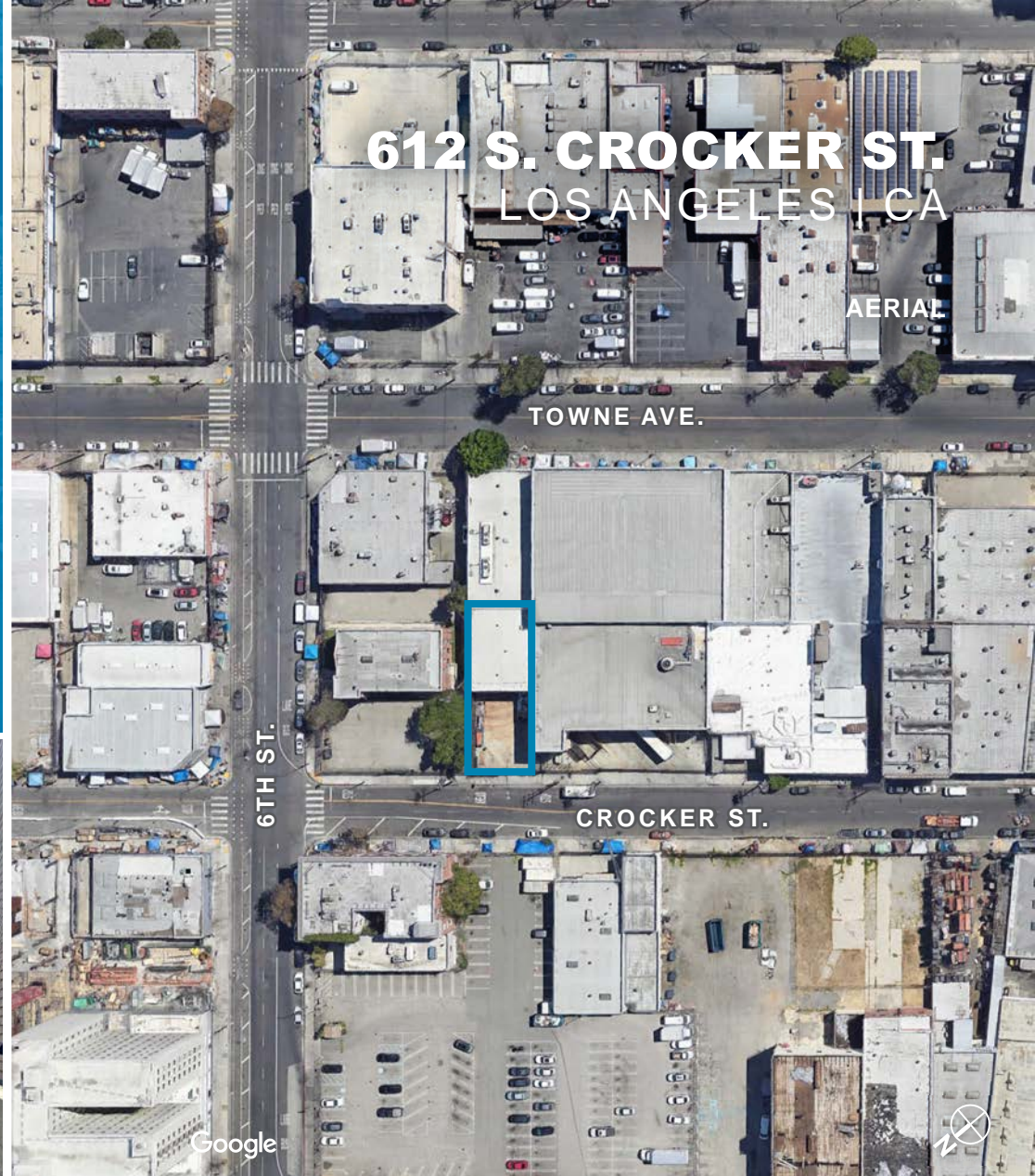
**RYAN JUDD**  
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CADRE #01992275

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## PROPERTY HIGHLIGHTS:

- ±5,035 SF Of Freezer
- M2-2D Zone (Verify)
- 1 Dock High Door
- 1 Grade Level Door
- ±1,450 SF Mezzanine
- Los Angeles State Enterprise Zone
- Opportunity Zone



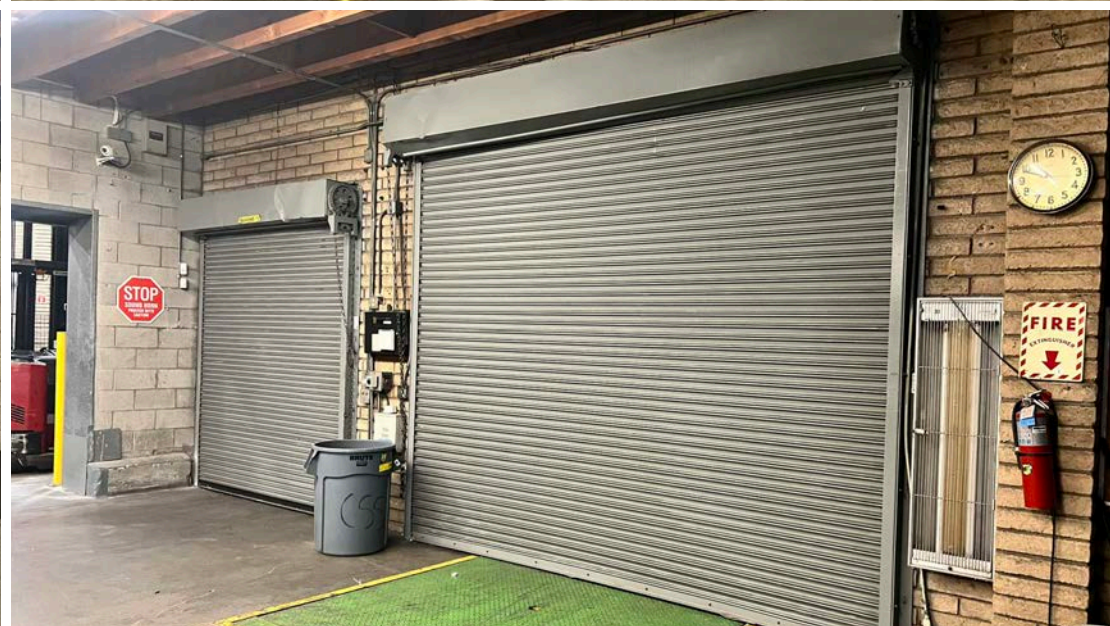
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## PROPERTY HIGHLIGHTS



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**PROPERTY HIGHLIGHTS**

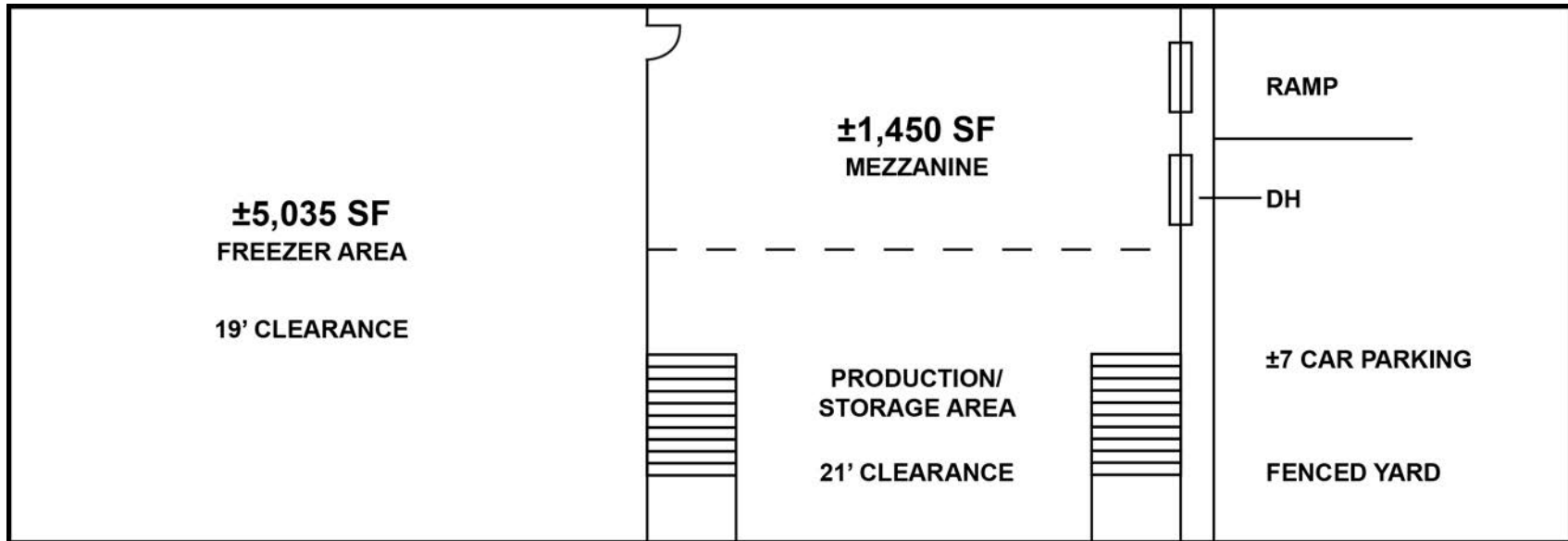
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LOS ANGELES | CA



\*NOT TO SCALE

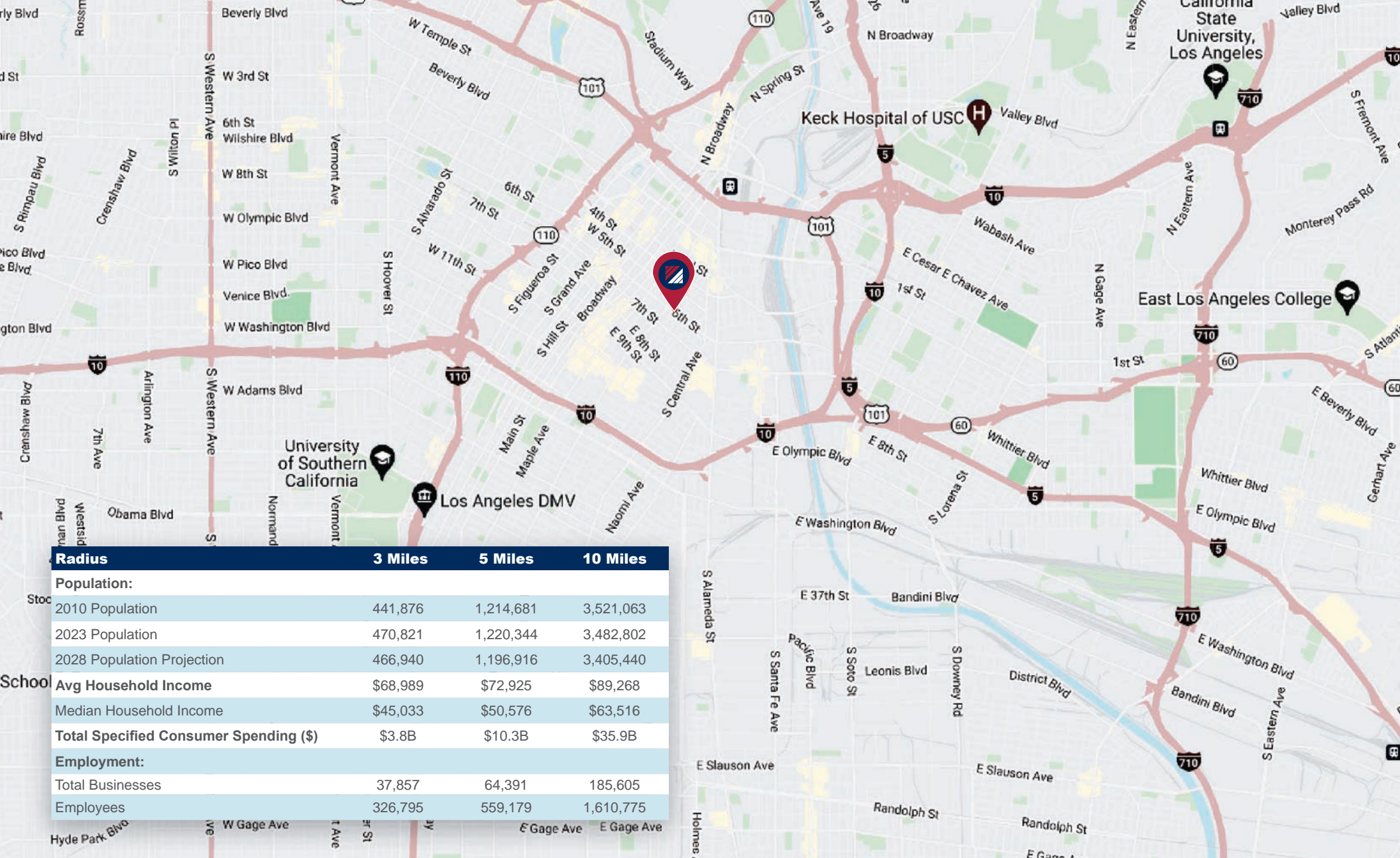
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## FLOOR PLAN



Radius	3 Miles	5 Miles	10 Miles
<b>Population:</b>			
2010 Population	441,876	1,214,681	3,521,063
2023 Population	470,821	1,220,344	3,482,802
2028 Population Projection	466,940	1,196,916	3,405,440
<b>Avg Household Income</b>			
Median Household Income	\$68,989	\$72,925	\$89,268
	\$45,033	\$50,576	\$63,516
<b>Total Specified Consumer Spending (\$)</b>			
	\$3.8B	\$10.3B	\$35.9B
<b>Employment:</b>			
Total Businesses	37,857	64,391	185,605
Employees	326,795	559,179	1,610,775

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**LOCATION MAP**



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