



8,100 SF WAREHOUSE/DISTRIBUTION | FOR LEASE

LEASE RATE: \$1.35/SF GROSS (\$10,935/MONTH)

112 E 35TH STREET
LOS ANGELES | CA 90011

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY HIGHLIGHTS



**MINUTES FROM GARMENT
MARTS, VERNON, AND
THE ARTS DISTRICT**



**ONE (1)
OVERSIZED 19'X13'
GROUND-LEVEL DOOR**



**M1
ZONING**



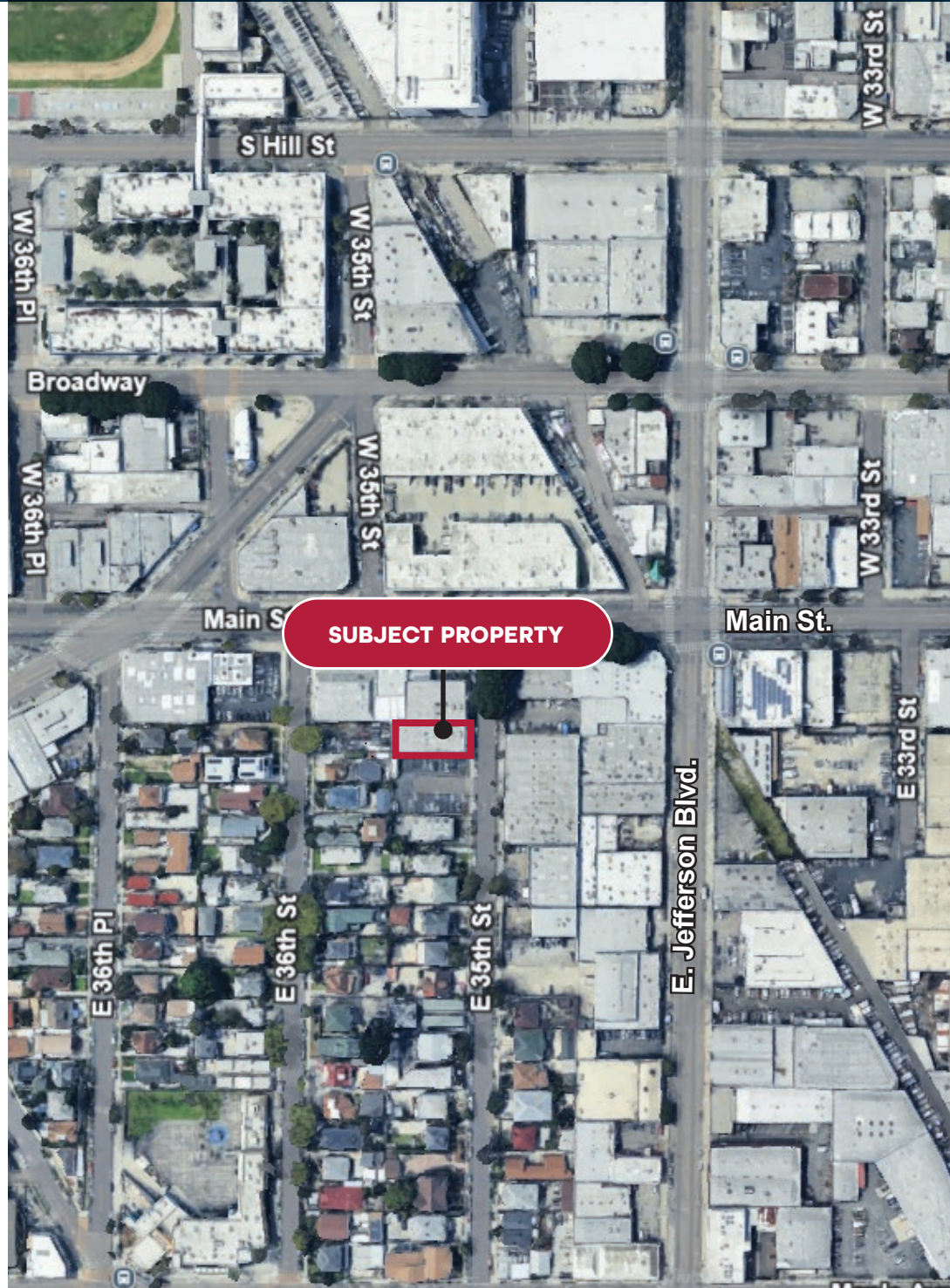
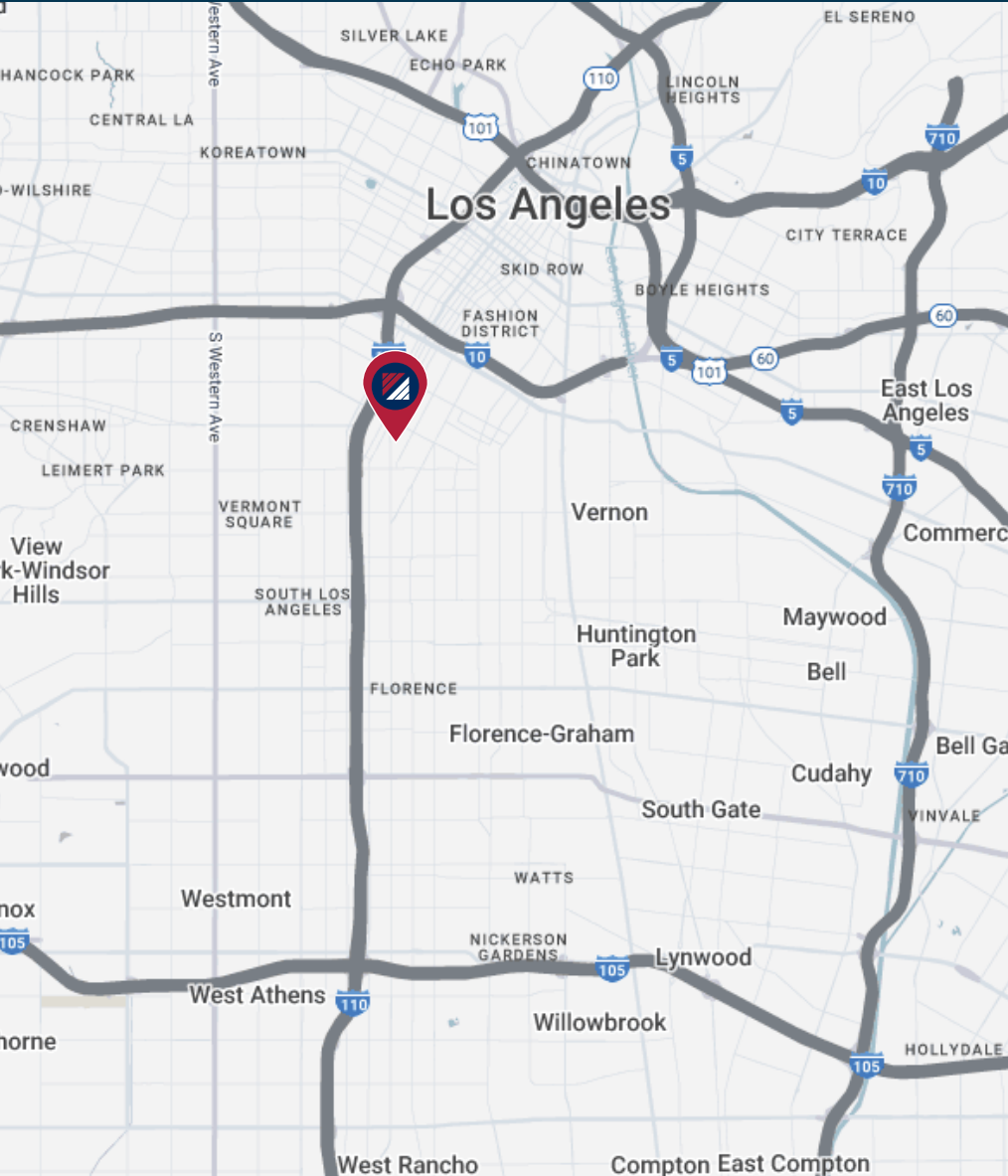
PROPERTY HIGHLIGHTS

- Size: 8,100 SF (Warehouse/Distribution)
- Zoning: M1
- Clear Height: 26'
- Power: 400 AMP, 240V, 3-Phase
- Loading: One (1) Oversized 19'x13' Ground-Level Door
- Offices: 1,200 SF (4 Offices) + 900 SF Mezzanine
- Parking: Gated, Secure Lot with 4 Spaces
- HVAC: Heat & AC in Office
- Restrooms: 3
- Sprinklered: ESFR
- Security: Gated and Secure Facility
- Building Type: Clean Distribution/ Manufacturing Facility (Built 2004)
- Term: 3-5 Years
- Access: Easy access to 10, 5, 60, 110, 710 & 101 Freeways
- Location: Minutes from Garment Marts, Vernon, and the Arts District
- Ideal Use: Warehouse / Distribution / Manufacturing
- Availability: Vacant – Immediate Possession



Property Location & Aerial

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LOS ANGELES | CA 90011



1,305,717 5-Mile Radius of Population Served	22 Miles to Port of LA/ Long Beach	20.2 Miles to Long Beach Airport (LGB)	11.9 Miles to Los Angeles Airport (LAX)
1.1 Miles to Nearest FedEx DC	1.3 Miles to Nearest UPS DC	3.6 Miles to Nearest DHL DC	40.8 Miles to John Wayne Airport (SNA)



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