



24,800 SF INDUSTRIAL WAREHOUSE | FOR LEASE

LEASE RATE: \$1.25/SF GROSS (\$31,000/MONTH)

777 E WASHINGTON BLVD.
LOS ANGELES | CA 90021

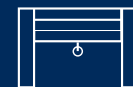
FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY HIGHLIGHTS



**FREE-STANDING BUILDING
WITH MAJOR BOULEVARD
FRONTAGE**



**DOCK HIGH &
GROUND LEVEL
LOADING**



**M2
ZONING**



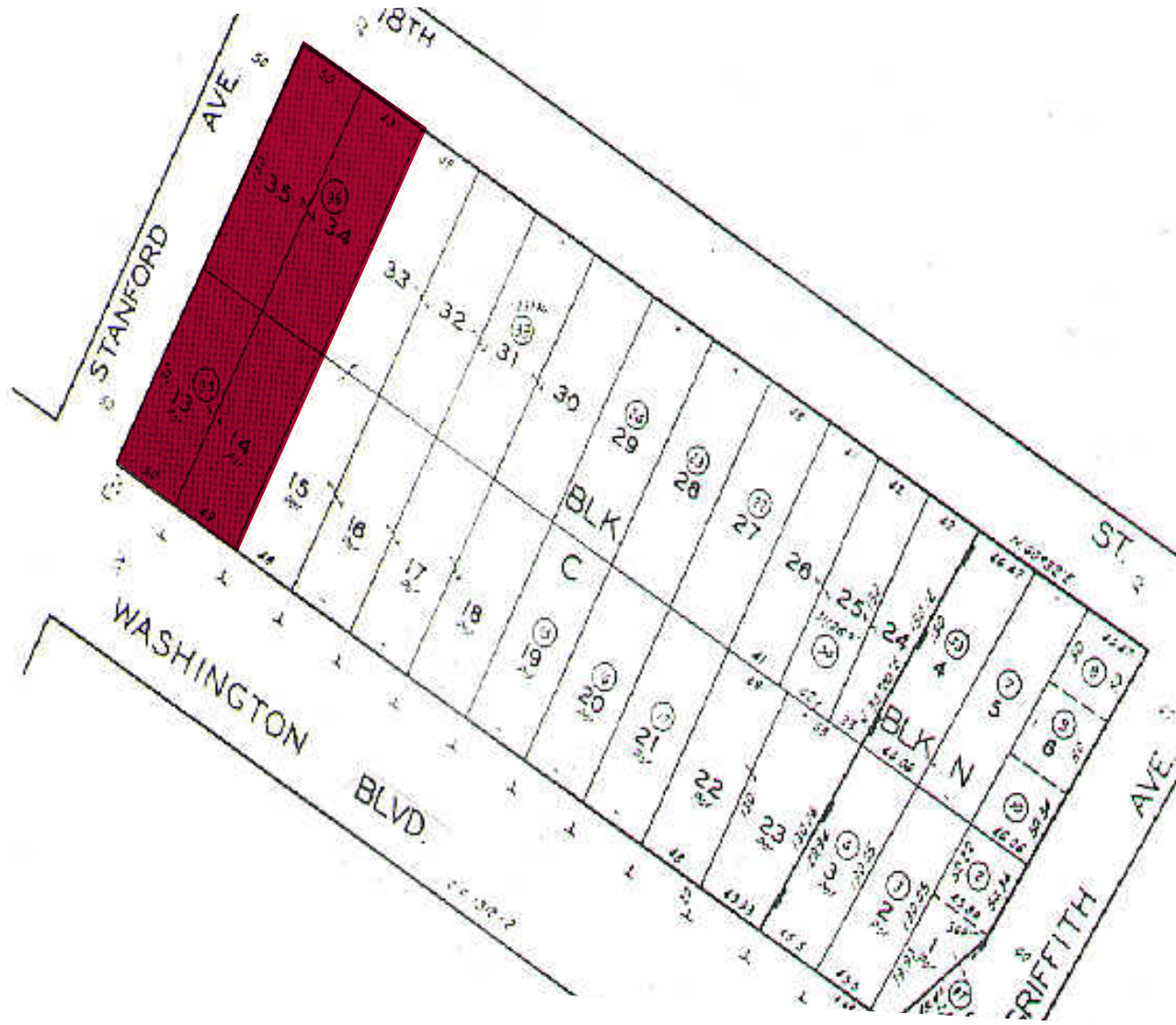
PROPERTY HIGHLIGHTS

- Size: 24,800 SF Industrial Warehouse
- Lot Size: 0.64 AC (27,700 SF)
- Zoning: M2
- Clear Height: 14'
- Power: 1,200 AMP Heavy Power
- Loading: Ground-Level & Dock-High
- Parking: Secure, Gated Lot with 19 Spaces
- HVAC: Heat & AC in Office
- Restrooms: 5
- Security: Full Security System
- Building Type: Free-Standing with Major Boulevard Frontage
- Access: Easy access to 10 & 110 Freeways
- Ideal Use: Garment Manufacturing / Distribution
- Term: 3-5 Years
- Availability: Vacant – Immediate Possession
- Upgraded Offices
- Lease Rate: \$1.25/SF Gross (\$31,000/Month)

Aerial and Property Photos

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Property Location

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LOS ANGELES | CA 90021



1,202,073
5-Mile Radius of
Population Served

26.7 Miles
to Port of LA/
Long Beach

21.5 Miles
to Long Beach
Airport (LGB)

14 Miles
to Los Angeles
Airport (LAX)

1.8 Miles
to Nearest FedEx
DC

1.7 Miles
to Nearest UPS
DC

1.7 Miles
to Nearest DHL
DC

39.3 Miles
to John Wayne
Airport (SNA)



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