



24,800 SF INDUSTRIAL WAREHOUSE | FOR LEASE

LEASE RATE: \$1.10/SF GROSS (\$27,280/MONTH)

777 E WASHINGTON BLVD.
LOS ANGELES | CA 90021

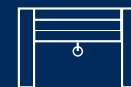
FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY HIGHLIGHTS



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



**DOCK HIGH &
GROUND LEVEL
LOADING**



**M2
ZONING**



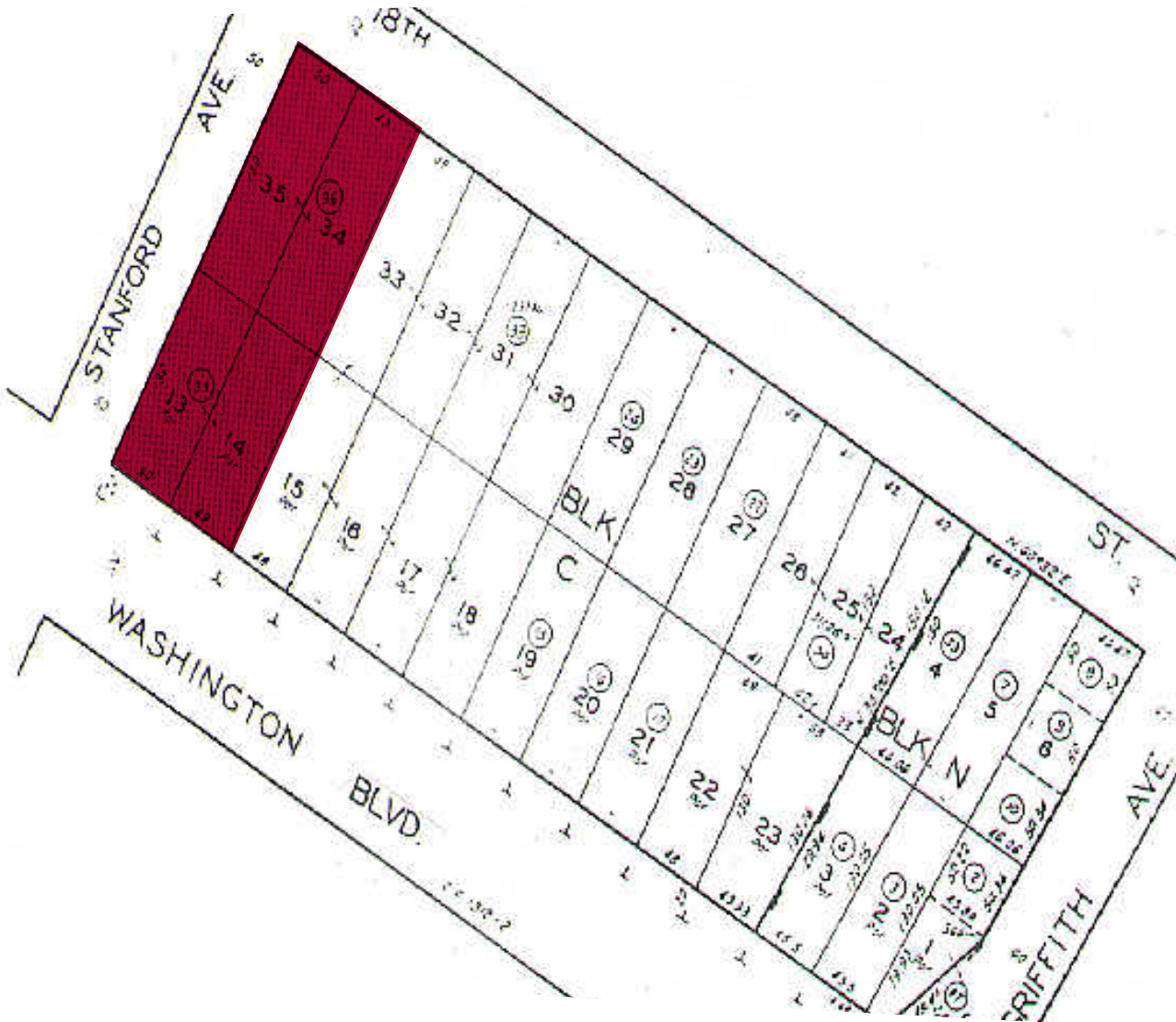
PROPERTY HIGHLIGHTS

- 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: \$1.10/SF Gross (\$27,280/Month)

Aerial and Property Photos

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Property Location

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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 (LBG)	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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