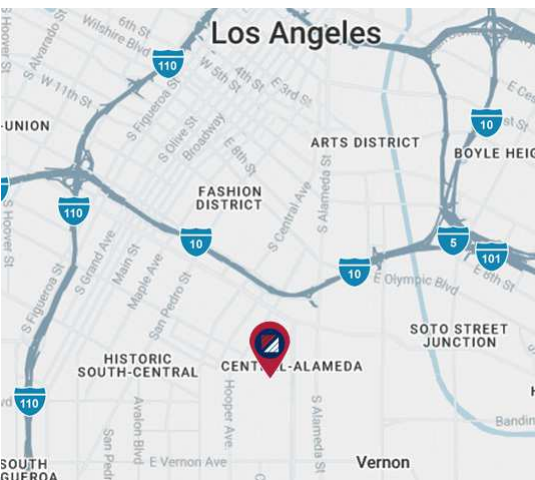




2614
 GERALDINE ST.
 LOS ANGELES | CA



TURNKEY DYE HOUSE FORMER AZTECA DYE & LAUNDRY

FREESTANDING $\pm 7,620$ SF INDUSTRIAL BUILDING ON $\pm 9,496$ SF LOT. FULLY EQUIPPED AND MOVE-IN READY- INCLUDES BROILERS, WASHERS, DRYERS, EXTRACTORS, AND A FUNCTIONING CLARIFIER SYSTEM. PREVIOUSLY OPERATED AS AZTECA DYE & LAUNDRY

PROPERTY HIGHLIGHTS

- TURNKEY Operation – Broilers, Washers, Dryers, Extractors Included
- Operational Clarifier – Ideal for Dye House or Similar Use
- Heavy Power: 600A / 240V / 3P / 3W
- ± 700 SF Ground-Level Office + ± 500 SF Finished Mezzanine
- Three Restrooms | 10' Clear Height
- Private, Gated Parking Lot with 6 On-site Spaces
- M1-1 Zoning | Built in 1963 | Concrete Block Construction
- Easy Access to E. Adams Blvd & 10 Freeway

LEASE DETAILS

- Lease Rate: \$1.57/SF NNN | \$11,964/Month
- Term: 3–5 Years
- Availability: Immediate
- Centrally Located in Los Angeles with Excellent Freeway Proximity. Ideal for Dye House Operations, Textile Production, or Light Manufacturing.

FOR MORE INFORMATION PLEASE CONTACT:

BRYAN ABAYAN
 ASSOCIATE VICE PRESIDENT
 P: 310.883.8476

bryan.abayan@daumcommercial.com
 CA License#02005294

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FOR LEASE
INDUSTRIAL PROPERTY

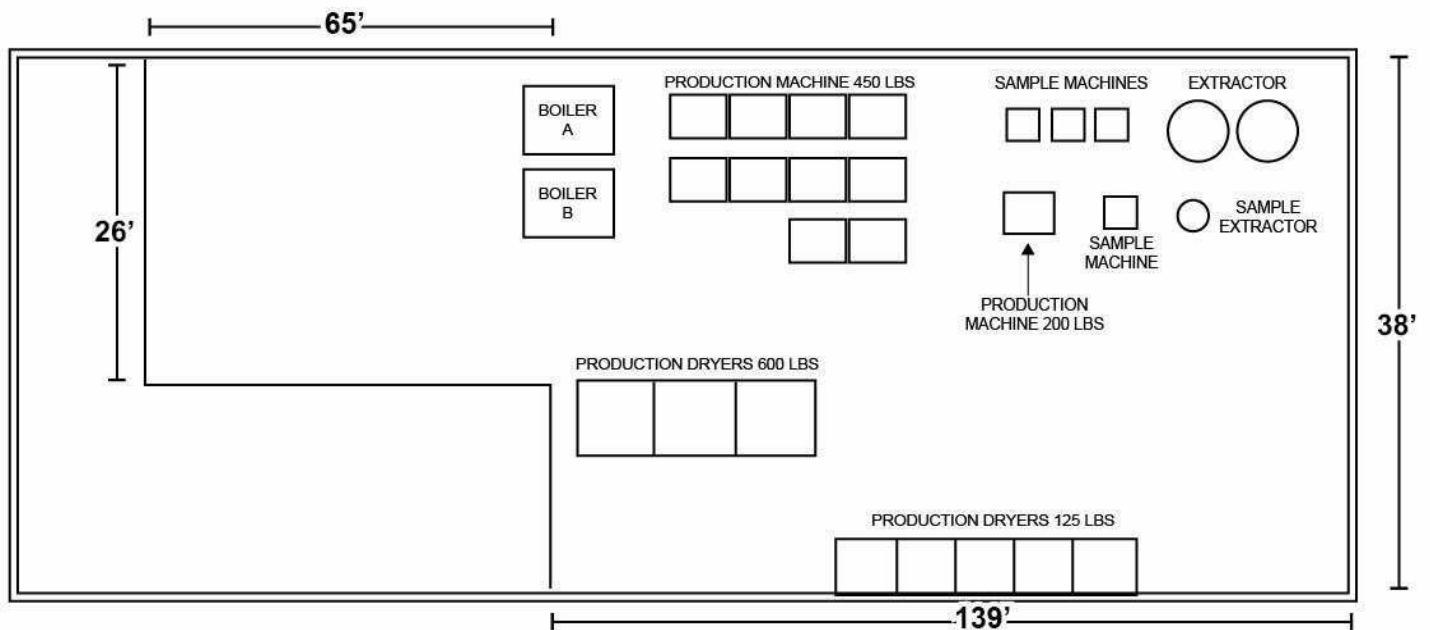


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DAUM
COMMERCIAL REAL ESTATE SERVICES

2614 GERALDINE ST.
LOS ANGELES | CA

FOR LEASE
INDUSTRIAL PROPERTY



NOT TO SCALE*

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