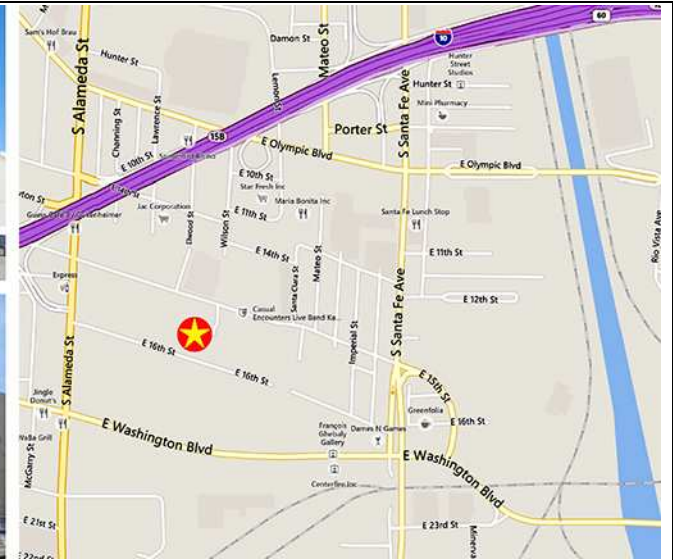


INDUSTRIAL FOR LEASE

AVAIL SF: **71,000**

TOTAL BLDG SF: **71,000**



ADDRESS

2014-2016 E 15TH ST, LOS ANGELES, CA

ZIP

90021

Like New 2-Story Office/Warehouse With 90 Car Parking
CTU Construction Built in 1990 -- Divisible to 33,500 SF
Dock High & Ground Level Loading
17,173 SF of Excellent Office Space
Heavy Power -- Freight Elevators -- Near Alameda Street

LEASE RENTAL \$	53,250	/mo	Gross	0.75	Net		Term	3-5 Years					
SALE PRICE \$	NFS	Price/SF \$		Possession	D-06/01/15	Tax \$	TBD	Yr	2014-2015				
Avail SF	71,000	Power	A	800	V	480-480	Ø	3	W	4			
Min. SF	33,500	Heat	VERIFY		Cooling	VERIFY		PWR Notes	VERIFY				
Land SF	65,300	Truck Hi Pos	3		Dim	(12' x 14')							
Const	CTU	Roof	VERIFY		Grd Lev Drs	4		Dim	(12' x 14')				
Rail	NONE	Unfin Ofc Mezz SF	1,000		Incl in Avail SF	N		Restrooms:	10				
Sprinklered	Unknown Type	Min Clear Height	15		OFFICE DATA	Office SF	17,173		#	30			
Pkg	90	Yard	Yes-Paved	Yr Blt	1990	A/C	Y	Heat	Y	Fin Ofc Mezz SF	TBD	Incl in Avail SF	N
Thomas Bk Pg#	674-G1	Zone	LAM3		To Show	Call Broker - FOR APPOINTMENT					Sp. Feat.	FREE,YARD	
AGENT	Ira Flusberg (213) 222-1203, Anthony Behar (213) 747-8426						Region	C		Listing #			
	Bradley Luster (213) 747-4154						FIRM	Major Properties				11/14/14	
FTCF	AP250N000S000/AOAA		Notes	Possession: 2014: 6/1/15; 2016: 160. Lessee to Verify Information.									

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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