

INDUSTRIAL FOR LEASE

Rent Reduced!

Completely Renovated! Move-in Ready

BUILDING SQ.FT.: 18,260

LAND SQ.FT.: 27,662



1516 E ADAMS BLVD, LOS ANGELES, CA 90011

- Completely renovated facility in turn-key condition!
- Single-story manufacturing/warehouse facility
- Ideal for sewing/cutting or general warehouse use
- Located at the southeast corner of Adams Blvd and Compton Avenue
- Easy access to DTLA Fashion District and all freeways
- Air conditioned offices: 1,400± sq.ft.
- Brand new HVAC system — Heavy power service
- 3 large ground level loading doors
- Secure, gated parking for 25± vehicles
- High ceiling clearance and fully sprinklered
- Lease rental: \$16,434 per month (\$0.90 per sq.ft. MG)
- Term: 5 years — Immediate availability

PROPERTY DETAILS

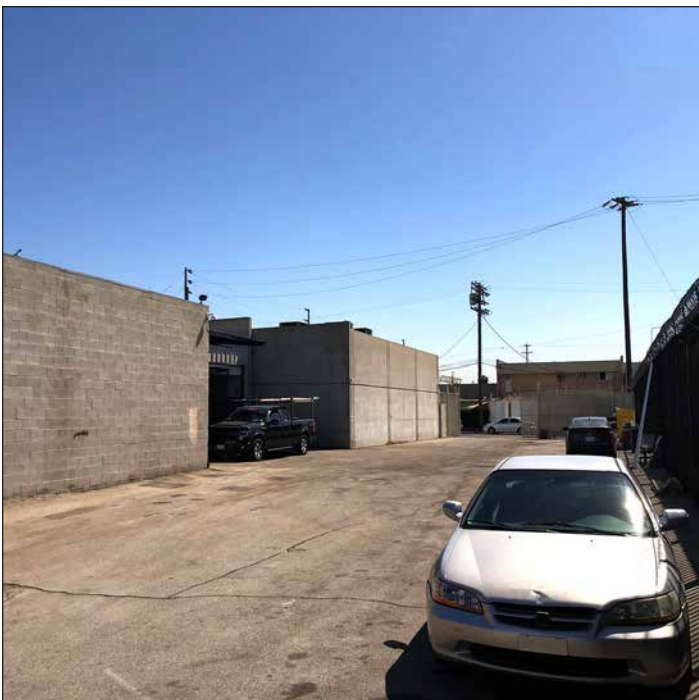
Building Area	18,260± Sq.Ft.
Land Area.....	27,662± Sq.Ft.
Zone	LA M1
Year Built	1988
Construction.....	Masonry
Office Area	1,400± Sq.Ft.
Parking	25± Vehicles
Ceiling Height.....	17'
Ground Level Loading.....	3: Large
Power	600A/240V/3 Phase
Sprinklered	Yes
Restrooms	4

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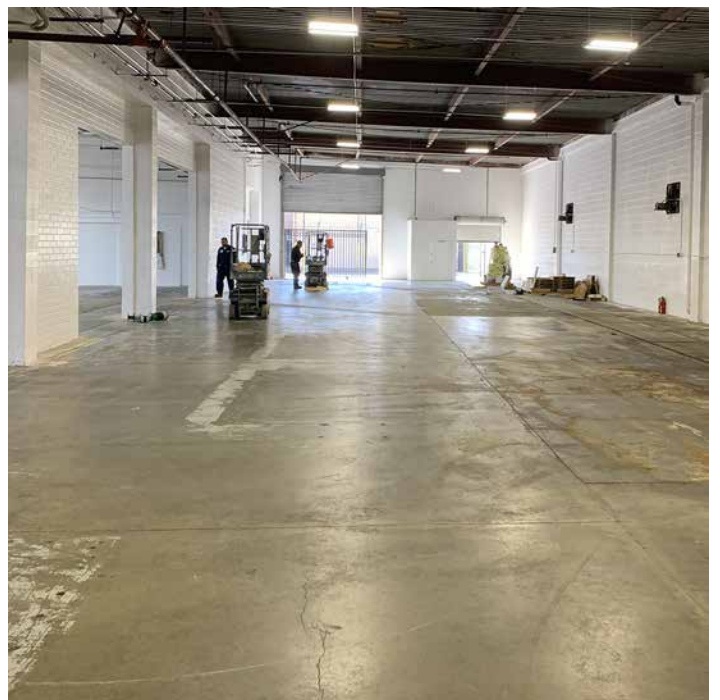
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Corner View of Exterior



Parking Lot



Warehouse Drive-Thru or Interior Parking



Warehouse



Warehouse



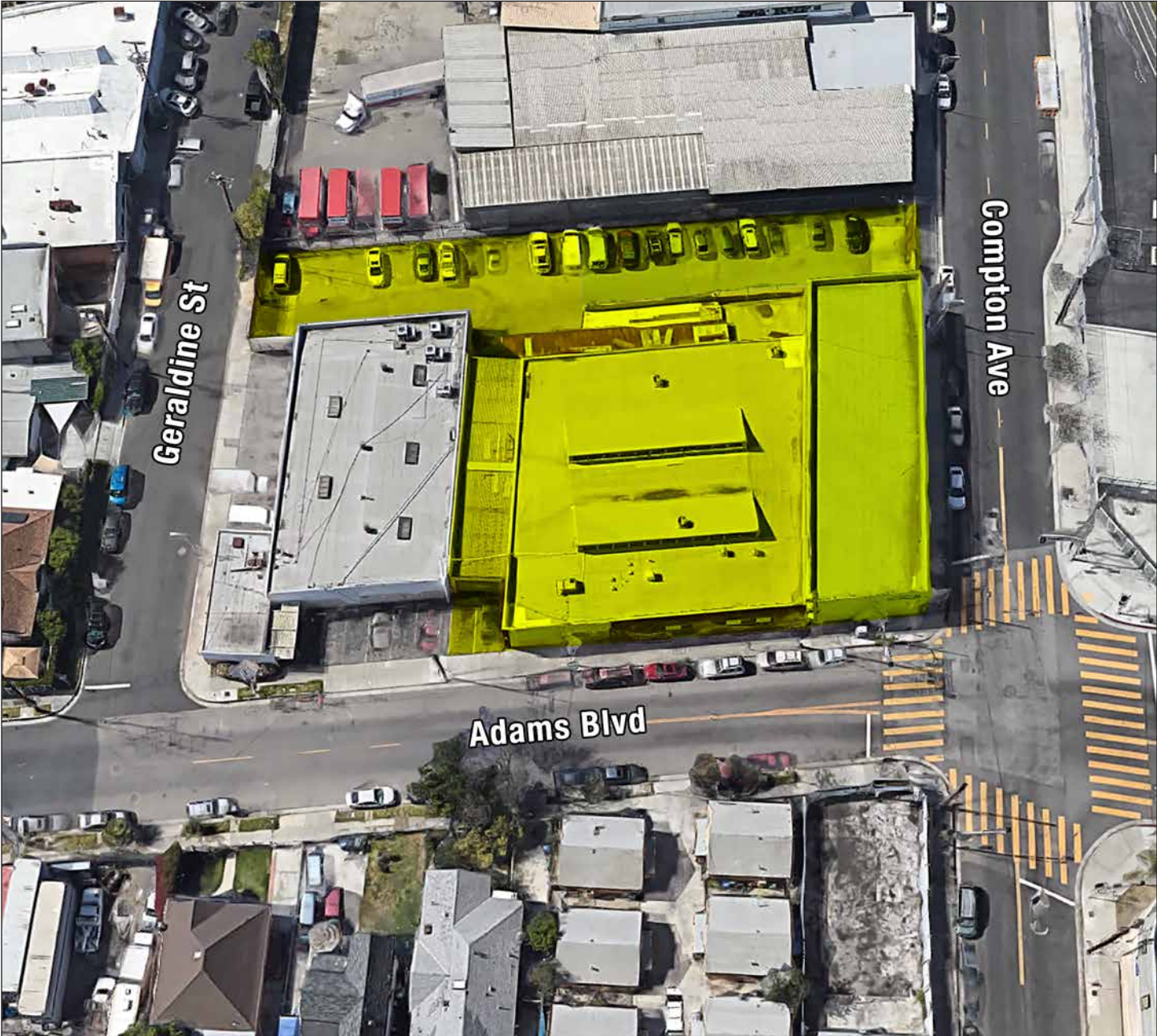
Offices



Offices

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