



# 1625 Riverside Dr

Los Angeles, CA 90031

12,607 SF Industrial For Lease

## Property Information

Available SF	12,607
Lease Rate/SF	\$2.05 NNN
Monthly Rent	\$25,844
Ground Level Doors / Dim	6 / 14' x 14' (1), 6' x 8' (5)
Clear Height	23' - 25'
Power	600A, 120/208V, 3Ph, 4W
Sprinklered	Yes
Office SF / #	3,465 / 6
Restrooms	3
Finished Ofc Mezz. SF	2,641
Yard	Fenced / Paved
Parking Spaces / Ratio	22 / 1.90:1
Zoning	C2 / P1 / R1
Possession	Now
To Show	Call Agent

Notes: Office furniture and pallet racking may be available.

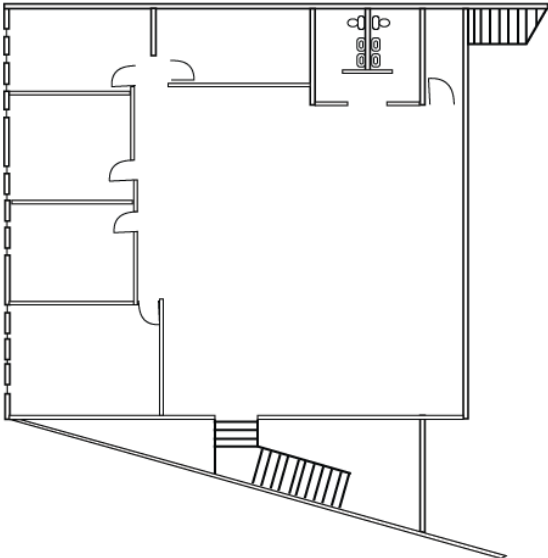


# Property Photos

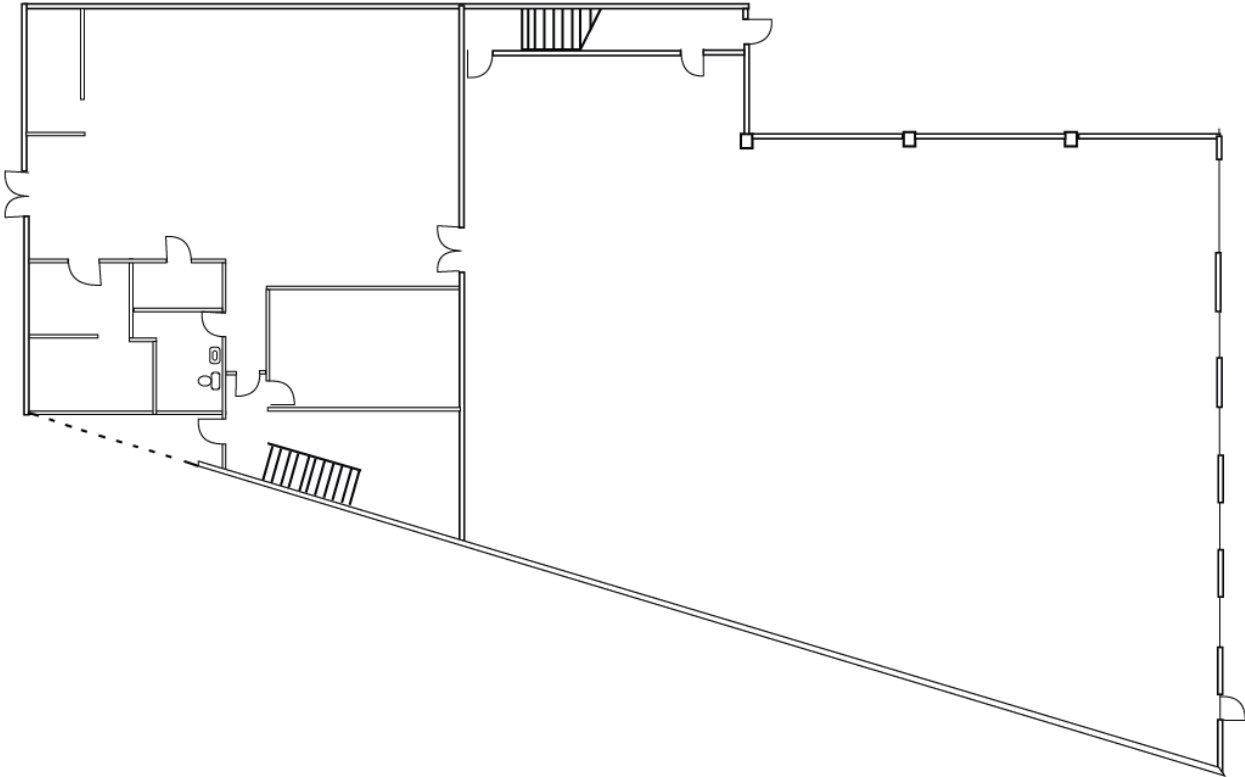


# Site Plan

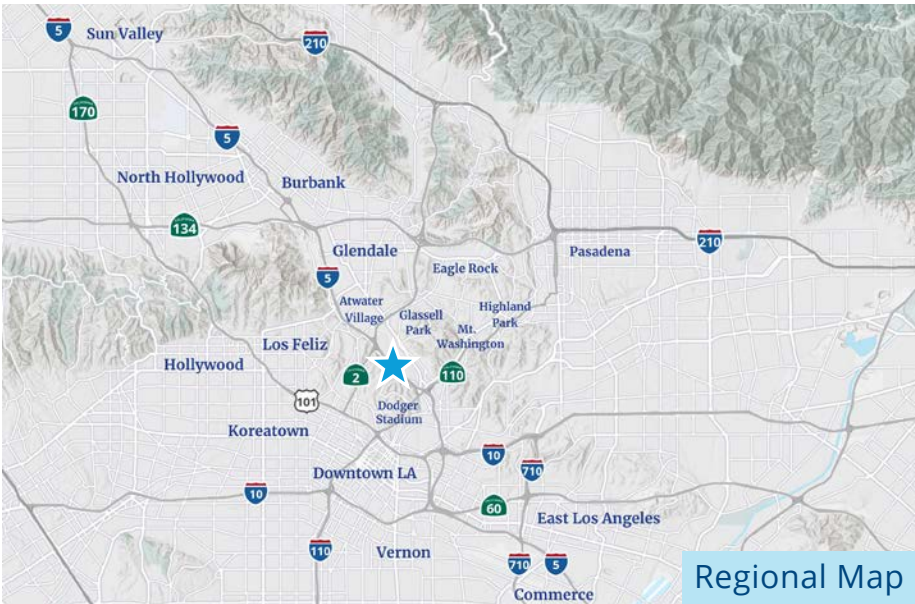
## Mezzanine Office



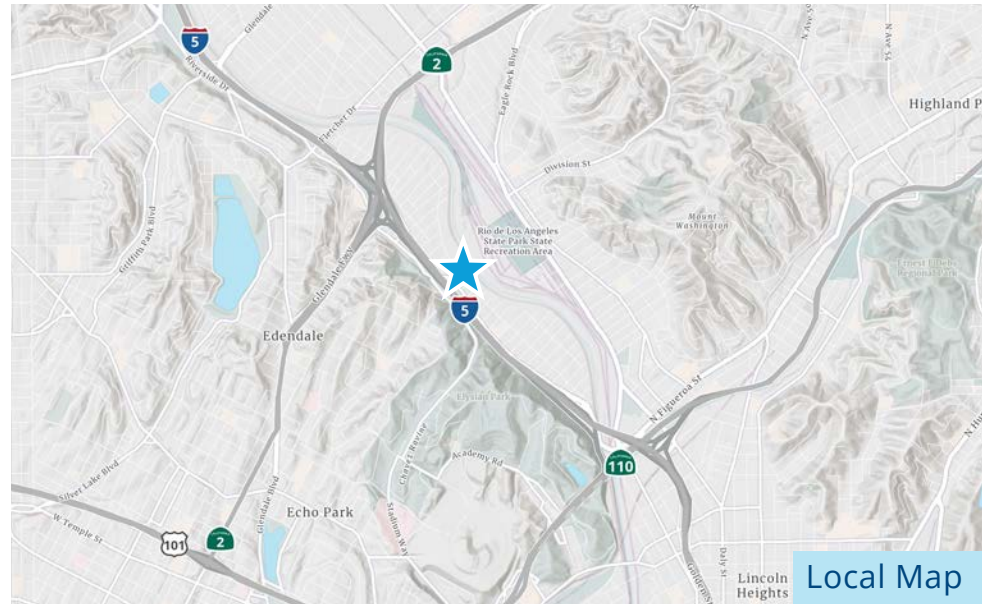
## First Floor



# Property Aerial and Maps



Regional Map



Local Map



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