



Property Name: Airport Business Center
Address: 300 N Oak St, Inglewood, CA 90302
Cross Streets: N Oak St/W Florence Ave

Free Standing Building - Brand New "Creative" Offices
 Outstanding Westside/LAX Adjacent Location
 5 Dock High and 1 Ground Level via Concrete Ramp
 21' Minimum Clear - Fenced, Gated Truck Court
 Refurbishment Complete

Lease Rate /Mo: \$46,709
Lease Rate/SF: \$1.45
Lease Type: Modified Gross / Op. Ex. \$0.17
Available SF: 32,213 SF
Minimum SF: 32,213 SF
Prop Lot Size: 1.54 Ac / 67,082 SF
Term: 5-10 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: / 2018
Yard: Fenced / Paved
Zoning: M1

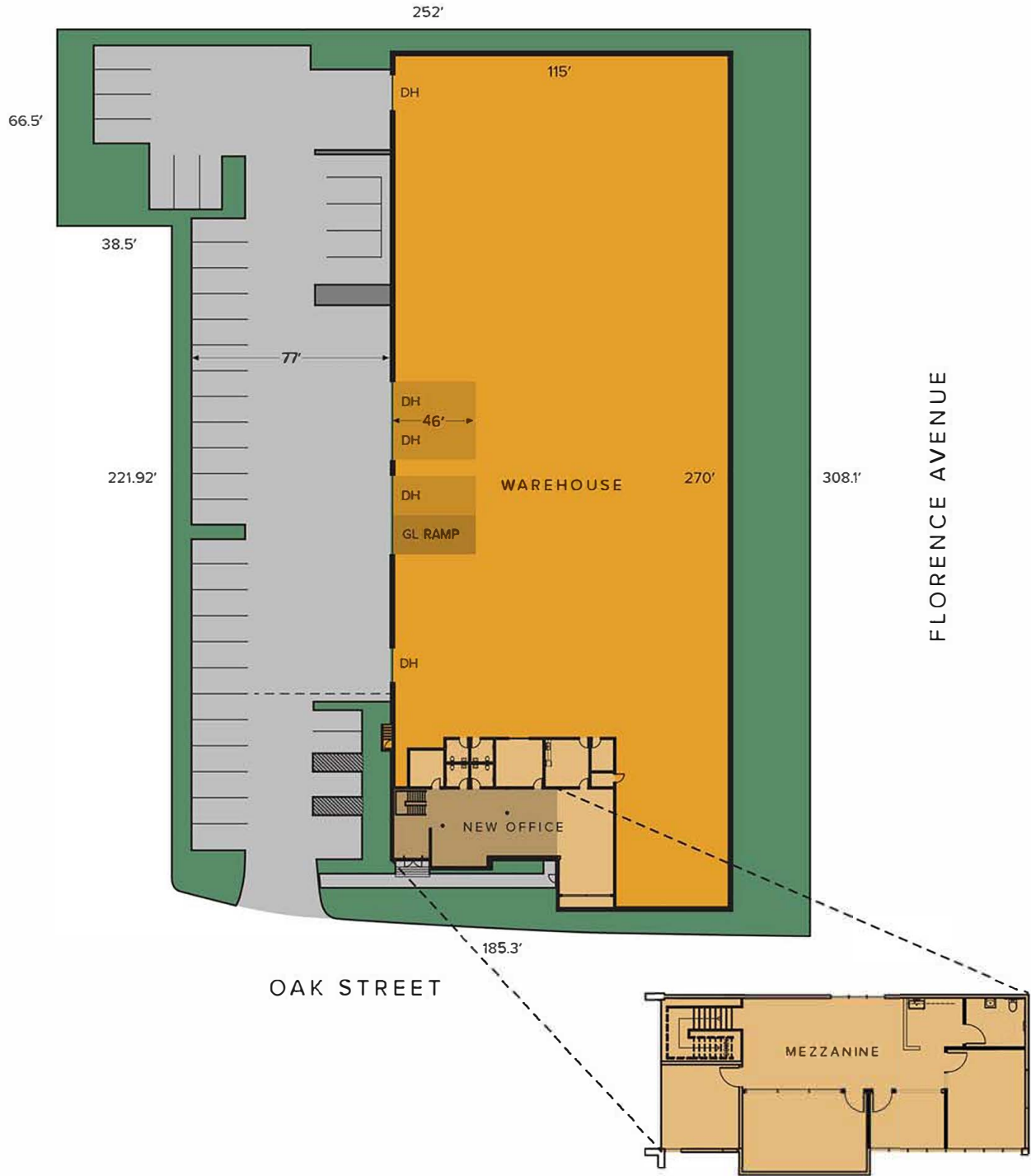
Sprinklered: Yes
Clear Height: 21'
GL Doors/Dim: 1 / 12x14
DH Doors/Dim: 5 / (2)12x10; (3) 12x14
A: 400 V: 277/480 0: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1977
Whse HVAC: No
Parking Spaces: 35 / Ratio: 1.1:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 4,562 SF / 5
Restrooms: 5
Office HVAC: Heat & AC
Finished Ofc Mezz: 1,242 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: LAX Area
APN#: 4018-005-026



SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE



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32,213 SF

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