

# INDUSTRIAL FOR LEASE

426 W 4TH ST., SAN PEDRO, CA 90731



# PROPERTY HIGHLIGHTS

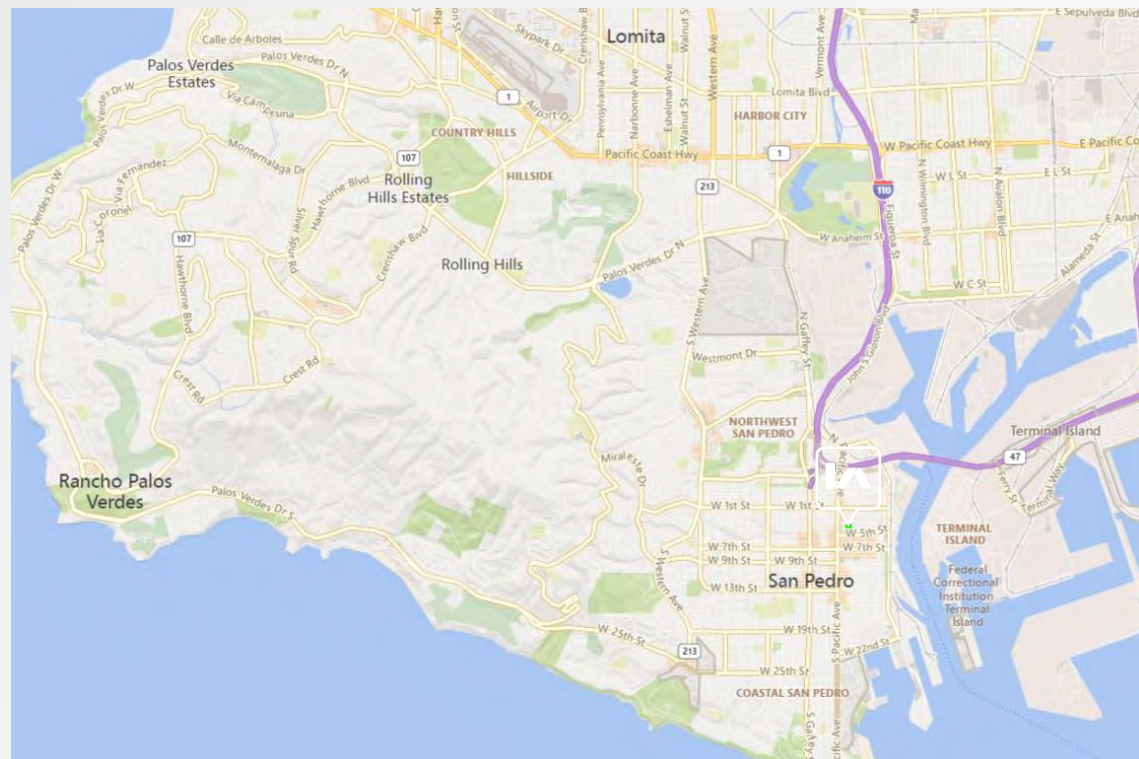
**AVAILABLE:** ±13,460 SF Industrial Space on  
±16,670 SF of Land

**RATE:** \$2.00 / SF NNN

**APN:** 7455-002-020

**ZONING:** LAC2

- 5 Dock High Positions
- ±2,032 SF of Office, ±2,040 SF of Freezer/Cooler, & ±600 SF Cooler
- Option to Remove Freezers and Coolers
- 20' Clear Height
- Two Power Panels: 400 Amps of 3 Phase Power & 200 Amps of Single Phase Power
- 120 Days for Tenant to Vacate Upon Signed Lease
- Close Proximity to 110 and 47 Freeways



AERIAL



H  
HARBOR SHIP SUPPLY

W 4TH ST

LOCAL

PORT OF LOS ANGELES

426 W 4TH STREET

W 4TH ST

S MESA ST

# OFFICES



# WAREHOUSE



# FREEZER/COOLER



# LOADING







HARBOR SHIP SUPPLY

426

GLEN