

Available SF 20,740 SF

Industrial For Lease

Building Size

68,714 SF



**Property Name:**

**Address:**

3780 W. Century Blvd., Inglewood, CA 90303

**Cross Streets:**

Prairie Avenue / Century Blvd.

High Profile Location- Adjacent to SoFi Stadium/Clippers Arena  
 3 Miles to LAX / 10 Truck High Loading Positions  
 22 Foot Clear Height / Sprinklered / Subterranean Parking  
 Grade Level Via Ramp / Mezzanine Office  
 Lowest Operating Expenses for Modern Logistics Bldg at LAX

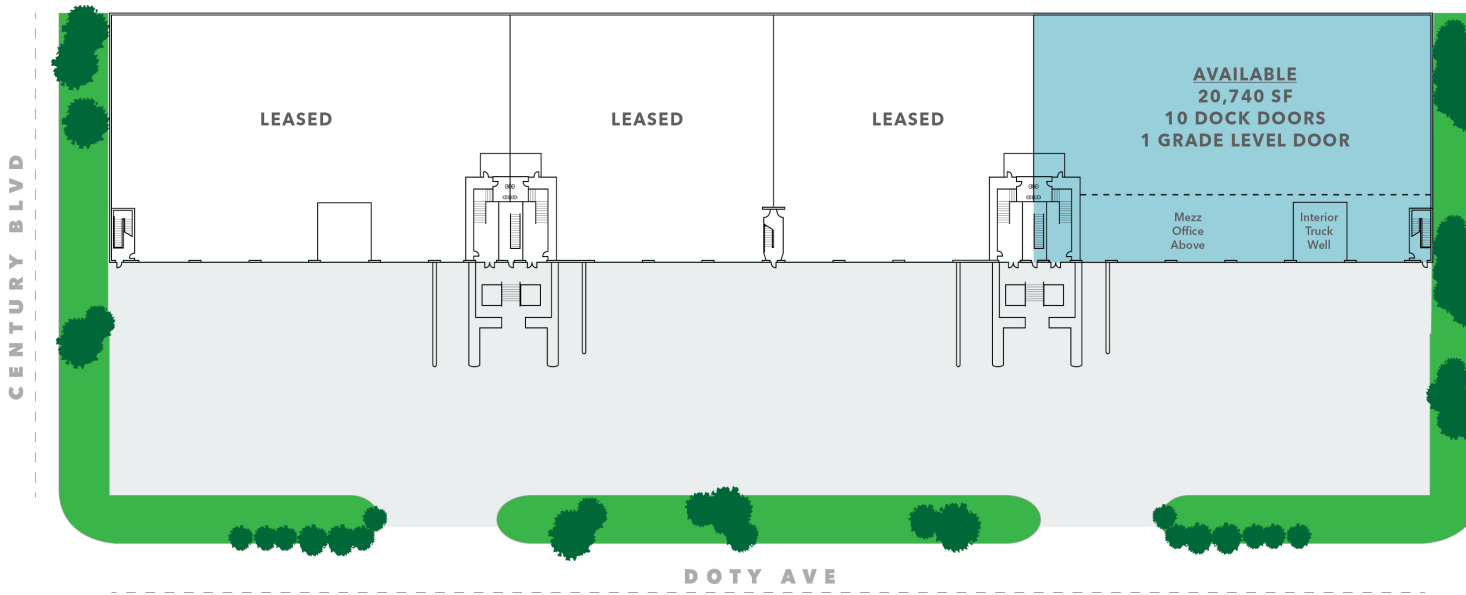
<b>Lease Rate/Mo:</b>	\$26,962	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	4,748 SF / 9
<b>Lease Rate/SF:</b>	\$1.30	<b>Clear Height:</b>	22'	<b>Restrooms:</b>	3
<b>Lease Type:</b>	NNN / Op. Ex: \$0.170	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	20,740 SF	<b>DH Doors/Dim:</b>	10	<b>Finished Ofc Mezz:</b>	4,748 SF
<b>Minimum SF:</b>	20,740 SF	<b>A: 400 V: 277 O: 3 W:</b>		<b>Include In Available:</b>	Yes
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Tilt-wall	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	5 years	<b>Const Status/Year Bit:</b>	Existing / 1990	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	08/01/21
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 22 / Ratio: 1.06:1,000</b>		<b>Vacant:</b>	No
<b>Taxes:</b>	Yes	<b>Rail Service:</b>	No	<b>To Show:</b>	Call Broker
<b>Yard:</b>	Yes	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	LAX Area
<b>Zoning:</b>	M1			<b>APN#:</b>	4032-003-059

**FOR LEASE**

# 3780 W Century Blvd

INGLEWOOD, CA 90303

## Site plan



**08/01/21**  
DATE AVAILABLE

**20,740**  
SQUARE FEET

**\$1.30**  
LEASE RATE