



# For Lease

## 114,357 Square Foot Industrial Building with Creative Office

540-550 N. Oak Street, Inglewood, CA

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# Property Overview

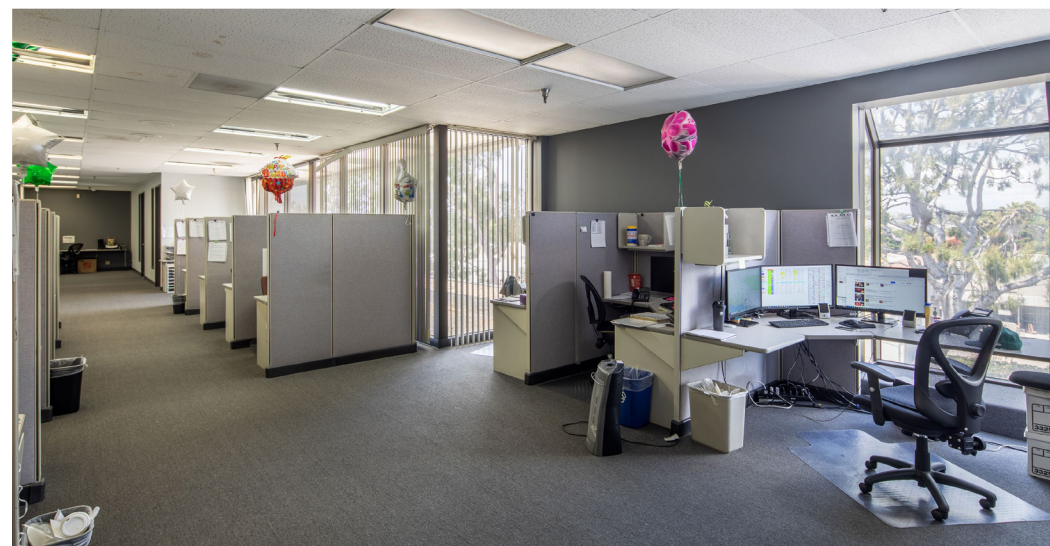
<b>Address</b>	540-550 N. Oak Street Inglewood, CA
<b>Rental Rate</b>	Market rental rate
<b>Term</b>	Long term available
<b>Year Built</b>	1984
<b>Total Building Size</b>	114,357 SF <i>(37,652 SF of office)</i>
<b>Parking</b>	1.78/1,000 SF (203 surface)
<b>Ceiling Height</b>	22' - 25'
<b>Dock Highs</b>	6
<b>Drive Ins</b>	1 total (10' x 12' h)



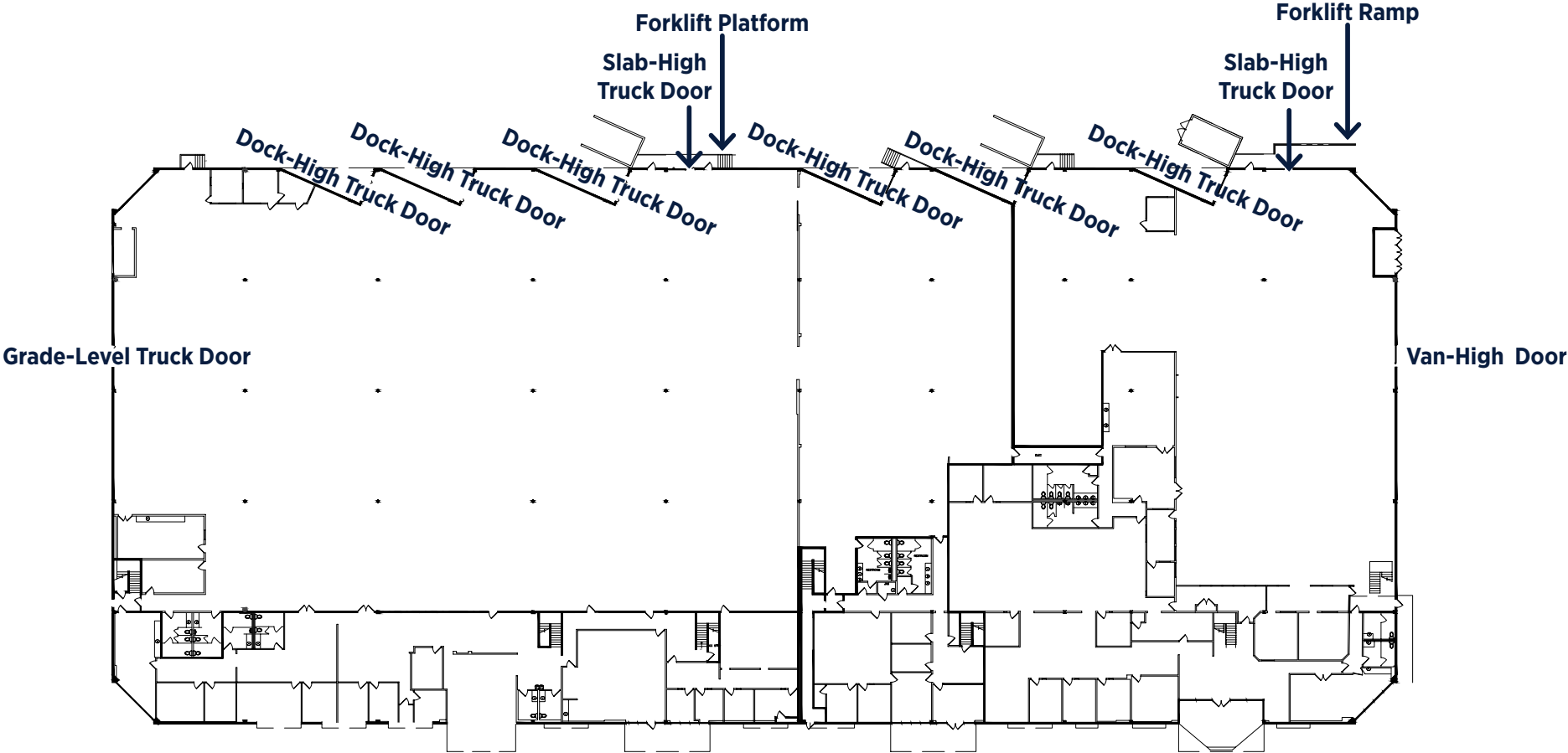


# Property Highlights

-  Last mile warehouse near LAX, I-405 Freeway and LA Westside Markets
-  Proximity to I-405 Freeway is just 0.9 miles
-  Located 3.4 miles from LAX International Airport
-  Located just 2.1 miles from the new LA Rams & Chargers Stadium
-  Demographics - 838,000 people within 5-mile radius
-  25 ft ceiling clear height in warehouse
-  Site is fenced and secured with a motorized gate
-  Onsite parking: 203 spaces
-  Potential users: creative office, entertainment and production, light manufacturing and distribution, engineering, food hub

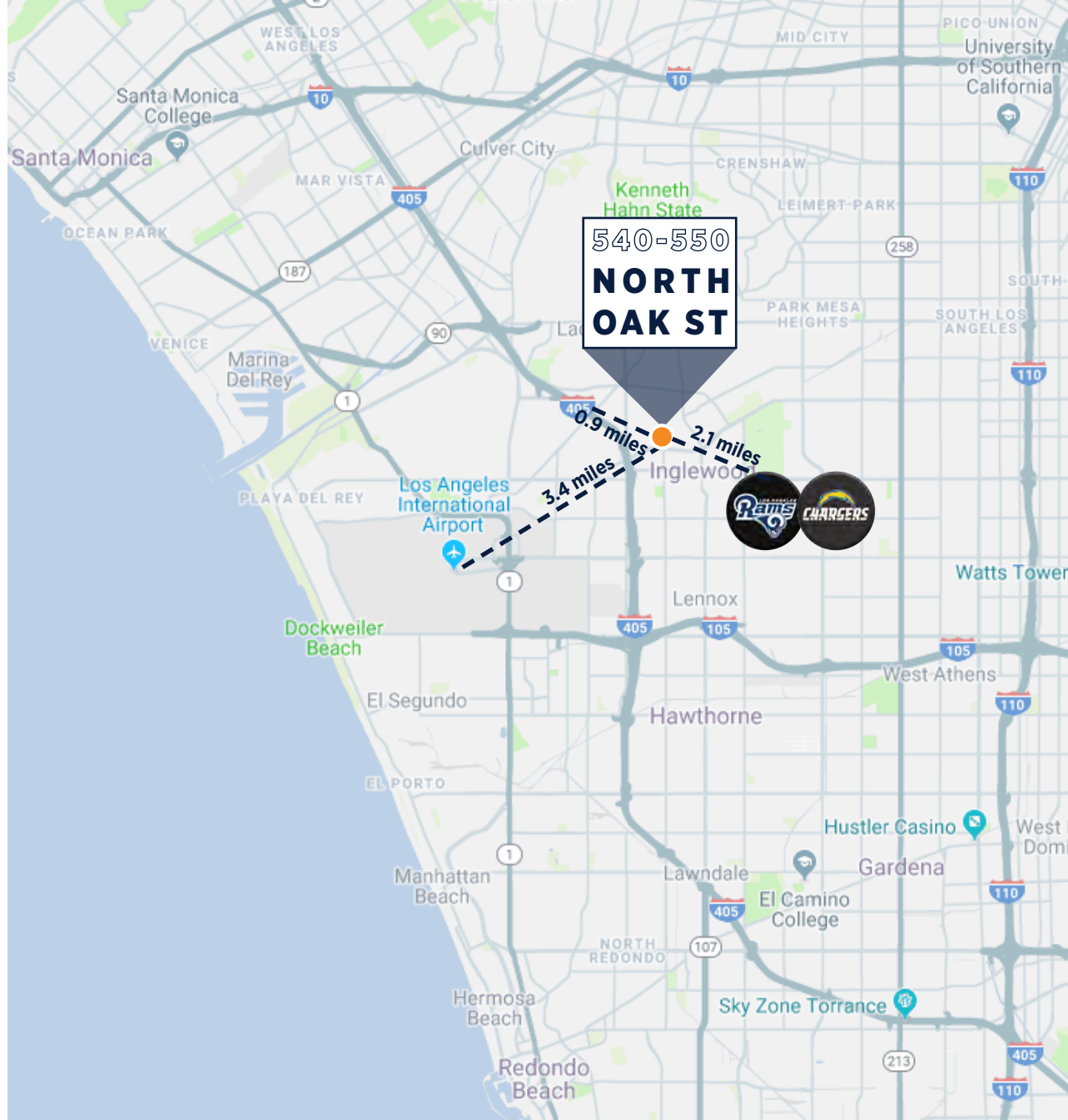


# Floor Plan





# Location







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