



6626 10th Ave, Los Angeles, CA 90043

**\$16.20/SF/YR**

**\$1.35/SF/MO**

**10,000-38,000sf Warehouse - Price Reduced**

Industrial | 1 space available | 10,000 sq. ft. - 38,590 sq. ft.

**Building Details**


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Property Type	Industrial
Subtype	Manufacturing, Warehouse, Distribution, Flex, Refrigerated/Cold Storage, R&D
Tenancy	Multiple
Total Building SQFT	38,590
Minimum Divisible SQFT	10,000
Max Contiguous SQFT	38,590
Total Building Suites	2
Vacant SQFT	38,590
Stories	1
Loading Docks	6
Zoning	LAM1
APN	4006-013-002
County	Los Angeles

**Building Description**


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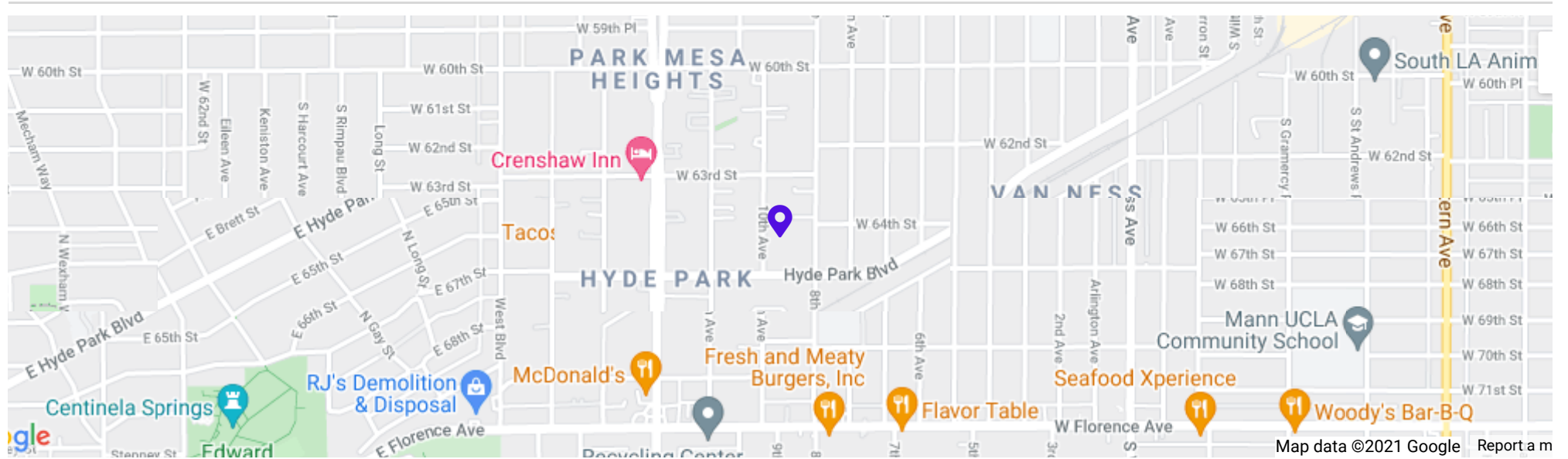
Casey Lins at RE/MAX Commercial is proud to present to market 6626 10th Ave, an estimated 38,085sf industrial bow-truss building with clear height ranging between 14'-20'. Located within the heart of South LA and adjacent to the booming Crenshaw Blvd corridor, the property is well positioned for a lessee to take advantage of a central location with easy access to numerous freeways providing routes to LAX, DTLA, Inland Empire, Orange County, San Diego, and Central Valley of California.

6626 10th Ave, one of the largest and most well taken care of spaces throughout this region, consists of 6 loading docks, 2 of which are interior docks. The building, located on a cul-de-sac, gives a lessee tremendous ingress/egress options 18-wheelers/semi-trucks. There are 3 separate electric panels consisting of 400/240volts, 3 phase, 4 wire power, the building is uniquely positioned to cater to multiple uses, including but not limited to last mile shipping, storage, manufacturing, garments, etc.

There are currently multiple freezers and refrigerators throughout the building, which can be left behind for the new lessee. With a Los Angeles State Enterprise Zone designation, there's potential for a lessee to receive tax credits and incentives. Please consult your CPA/attorney for additional information regarding the Enterprise Zone benefits.

The space is divisible and can accommodate 10,500sf to 38,085sf.

Building Location (1 Location)



Available Space 1 Details

Space/Unit	Available Space 1
Use	Industrial
Size	10,000 - 38,590 Sq Ft
Rate	\$1.35 / Sq Ft / MO
Lease term	Negotiable
Days on Market	2021-03-31T18:40:17.5338749Z

Building Photos (27 photos)

