

Address: Cross Streets:

227 W 140th St, Los Angeles, CA 90061 Broadway/140th St

Highly Improved Industrial Facility ±4,950 SF of Remodeled Modern Offices &Restrooms Private Back Yard W/ Gate 2 Dock Highs & 2 Ground Level Loading Doors Unincorporated LA County

Yes

18'

Warehouse/Office

Lease Rate/Mo:	\$43,146
Lease Rate/SF:	\$1.80
Lease Type:	Net / Op. Ex: \$0.13
Available SF:	23,970 SF
Minimum SF:	23,970 SF
Prop Lot Size:	0.98 Ac / 42,689 SF
Term:	3 Years
Sale Price:	NFS
Sale Price/SF:	NFS
Taxes:	
Yard:	Fenced / Paved
Zoning:	M-1.5

GL Doors/Dim:	2
DH Doors/Dim:	2
A: 800 V: 120/280 0: 3 V	V: 4
Construction Type:	Masonry
Const Status/Year Blt:	Existing / 1970
Whse HVAC:	No
Parking Spaces:	/ Ratio:
Rail Service:	No

Sprinklered:

Clear Height:

Specific Use:

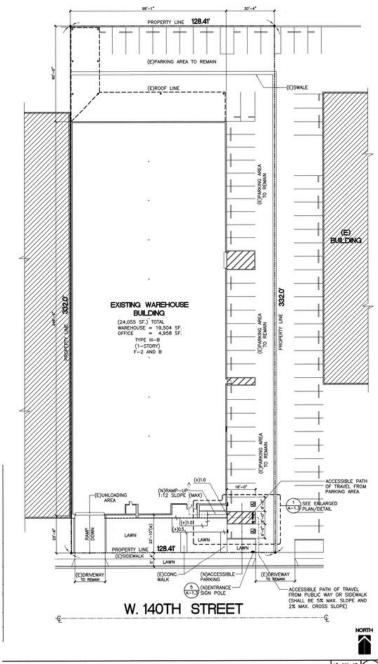
Offic	e HVAC:	Heat & AC
Finis	hed Ofc Mezz:	0 SF
Inclu	de In Available:	No
Unfir	iished Mezz:	0 SF
Inclu	de In Available:	No
Poss	ession:	11/01/2022
Vaca	nt:	No
To St	10W:	Call broker
Mark	et/Submarket:	Gardena/North Compton
APN#	t:	6132-043-083

4,950 SF

5

Office SF / #:

Restrooms:



SITE PLAN

