



**6,764 SF FOR LEASE | OUTSTANDING LAX LOCATION | 2 DOCK HIGH DOORS | 3-PHASE POWER**

**Albert Pacleb**

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**LA Commercial, Inc.**

627 Aviation Way  
Manhattan Beach, CA 90266  
CORP ID: 01967906



**\$14,204.40/mo**  
**\$2.10/SF/mo. NNN**  
**\$0.41 PSF NNN charges**



**6,764 SF**  
**Part of Larger Building**



**14 Parking Spaces**  
**Fenced & Paved Yard**



**300 Amps**  
**Three-Phase Power**

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# FOR LEASE

6,764 SF

# 9610 *S La Cienega Blvd* INGLEWOOD

## PROPERTY FEATURES

- > Outstanding LAX location
- > Completely Refurbished
- > 2 Dock High Doors, Motorized
- > Immediate Freeway and Airport Access
- > 18' Clearance, Foiled Insulation
- > Natural Light and LEDs throughout
- > Polished Concrete Offices, Lime-wash Wall Finishes
- > 1,000 SF of High Image Office
- > 3 Restrooms
- > Small Kitchenette
- > Heavy Power
- > M-1 Zoning
- > Directly Across from CONRAC Facility

### DISCLAIMER

The information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation is made as to the accuracy, completeness, or reliability of such information. All information, including but not limited to square footage, lot size, zoning, permitted uses, and financial data, should be independently verified by prospective buyers and their advisors. The real estate broker, its agents, and affiliates make no guarantees, warranties, or representations as to the condition, suitability, or future performance of the property.

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Prospective purchasers are urged to consult with their own legal, tax, accounting, and other professional advisors regarding the acquisition and ownership of commercial real estate. Neither the broker nor any of its agents provide legal or tax advice. All interested parties should perform their own independent due diligence to determine the suitability of the property for their needs. By accepting and reviewing this Offering Memorandum, the recipient agrees not to rely solely on the contents herein, and acknowledges that the broker and its agents shall have no liability for any inaccuracies or omissions. Any reliance on the information provided is solely at the recipient's own risk.

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**9610** *S La Cienega Blvd*  
INGLEWOOD

**EXTERIOR PHOTOS**



**FOR LEASE**

6,764 SF

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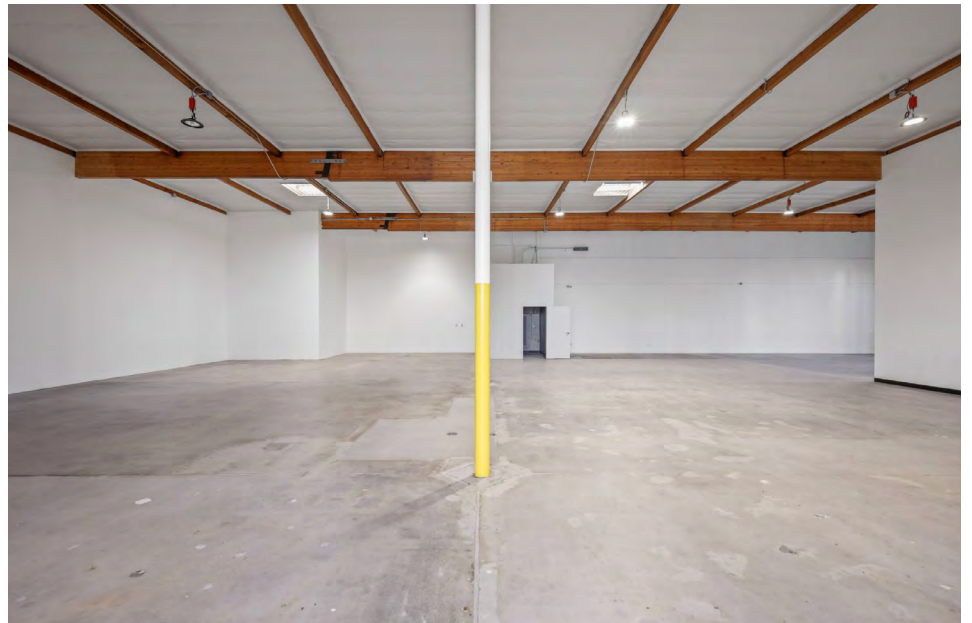
**INTERIOR PHOTOS**



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**INTERIOR PHOTOS**

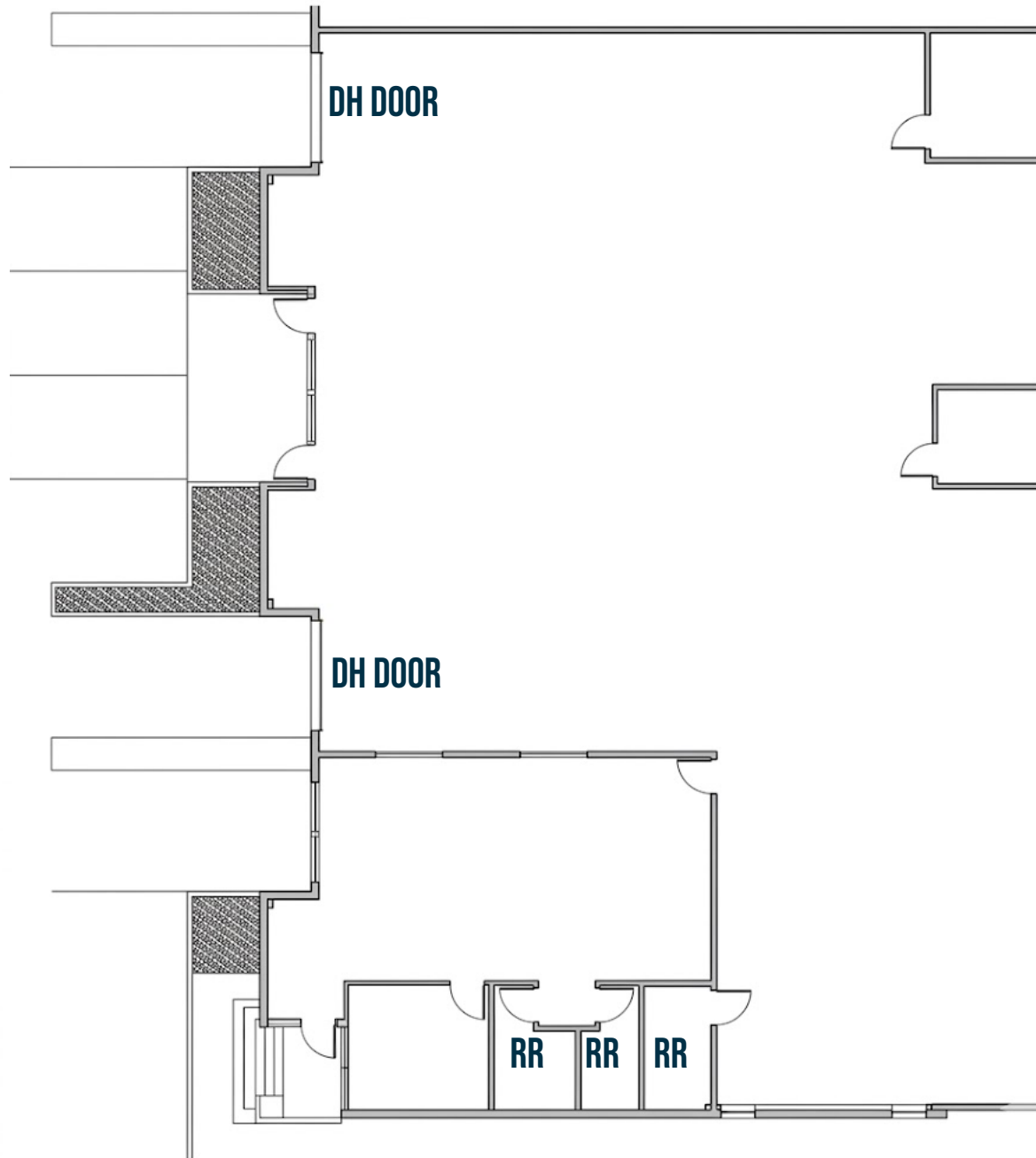


**FOR LEASE**

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**FLOOR PLAN**

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