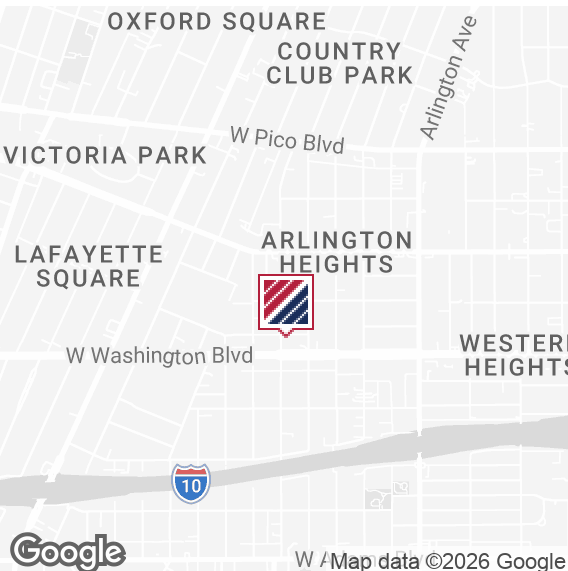




3521

W WASHINGTON BLVD
LOS ANGELES | CA



FOR LEASE

WAREHOUSE / RETAIL & EXCESS LAND



±8,476 SF
AVAILABLE



±300 SF
OFFICE SPACE



18 FT
CLEAR HEIGHT



4
GL LOADING DOORS

PROPERTY HIGHLIGHTS

- \$0.95 / SF / Month (\$8,052.20) - Gross
- ±8,476 SF Building on ±20,001 SF Lot
- Free Standing Warehouse / Retail Building
- Large Gated Yard / Parking Lot
- 4 Ground Level Loading Doors
- Easy Freeway Access
- Easily Accessible Via Public Transportation
- Signalized Intersection
- 3 Restrooms
- Zoning: C2
- 20+ Parking Spaces 2.24:1,000 SF
- Year Built: 1947
- High Power (A: 800 V:240/120 0:3 W: 4)
- Excellent Last Mile Location
- **ONE YEAR TERM ONLY**

FOR MORE INFORMATION PLEASE CONTACT:

BRYAN ABAYAN

ASSOCIATE VICE PRESIDENT

P: 310.883.8476 | M: 310.883.8476

babayan@daumcre.com

CADRE #02005294

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

3521

W WASHINGTON BLVD
LOS ANGELES | CA

FOR LEASE

WAREHOUSE / RETAIL & EXCESS LAND



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

3521

W WASHINGTON BLVD
LOS ANGELES | CA

FOR LEASE

WAREHOUSE / RETAIL & EXCESS LAND



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

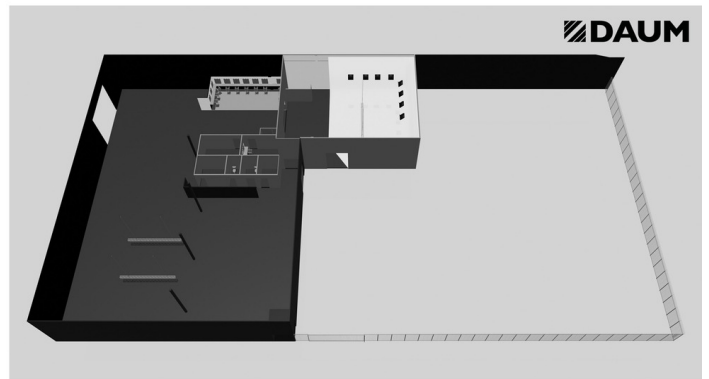
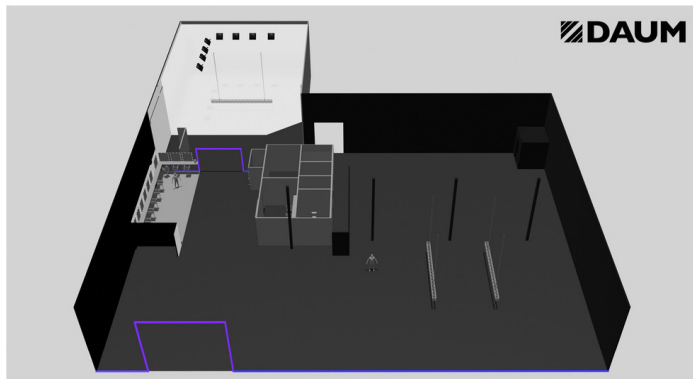
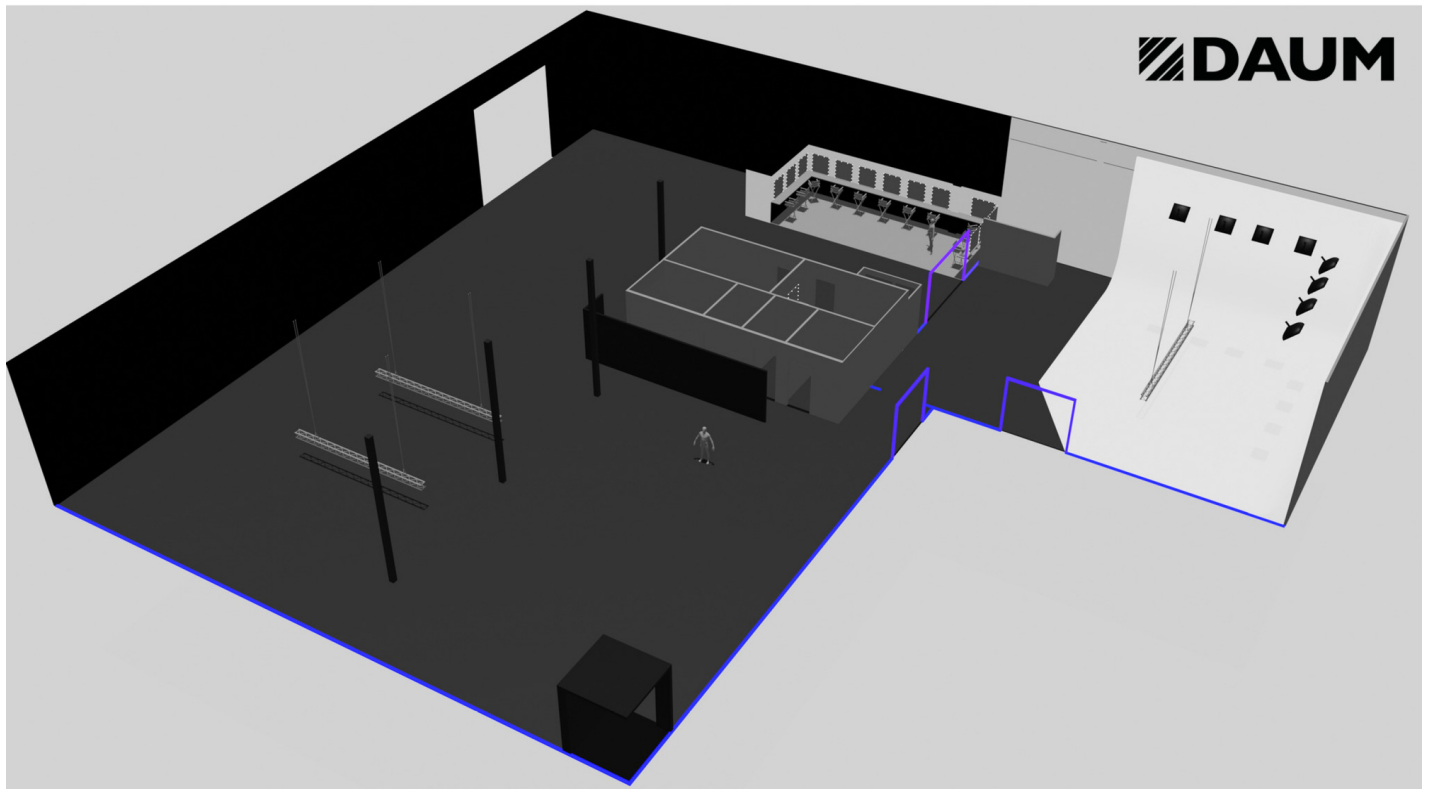
DAUM
COMMERCIAL REAL ESTATE SERVICES

3521

W WASHINGTON BLVD
LOS ANGELES | CA

FOR LEASE

WAREHOUSE / RETAIL & EXCESS LAND



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

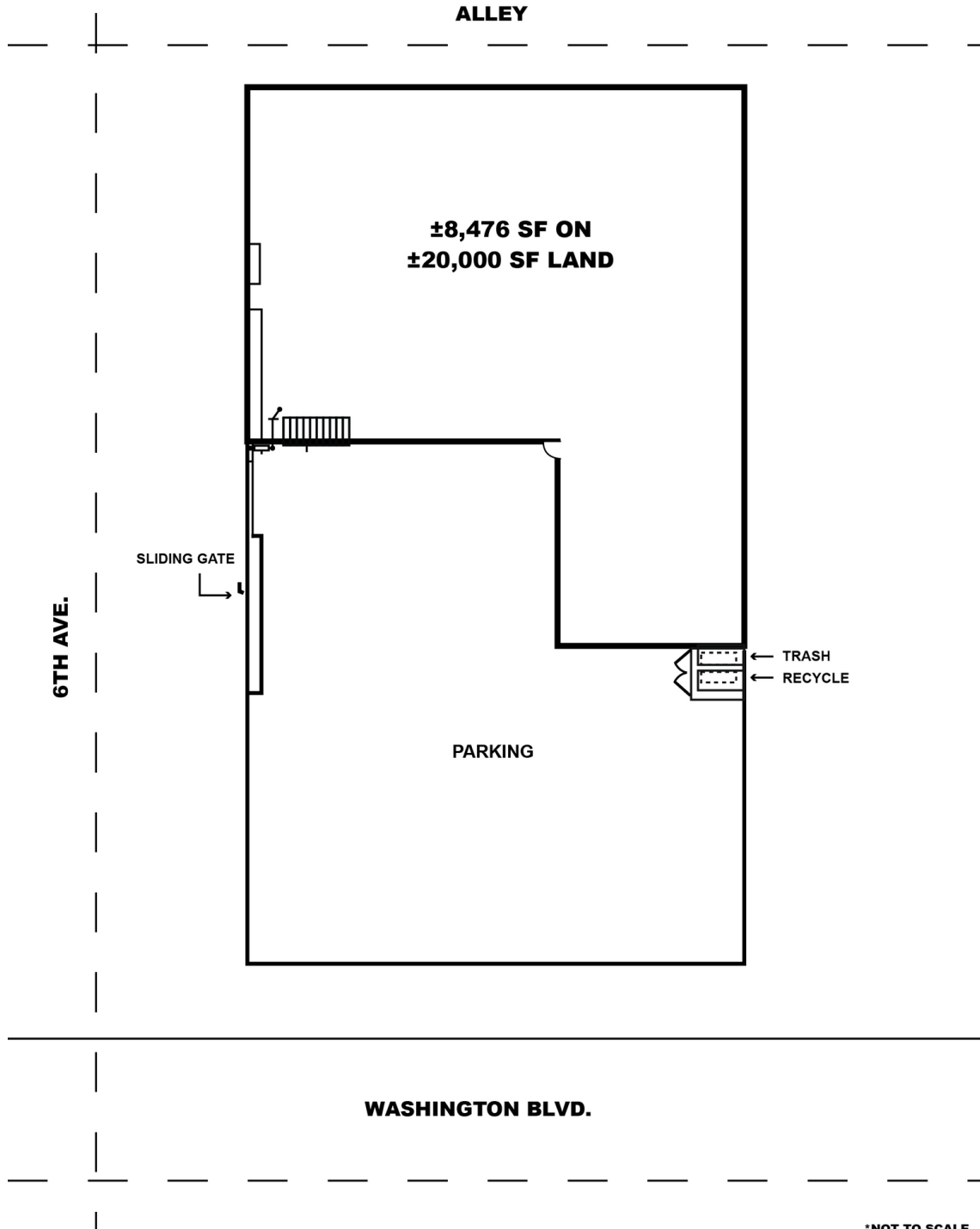
DAUM
COMMERCIAL REAL ESTATE SERVICES

3521

W WASHINGTON BLVD
LOS ANGELES | CA

FOR LEASE

WAREHOUSE / RETAIL & EXCESS LAND



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.