

NEW - TO - MARKET

15620 S FIGUEROA STREET, LOS ANGELES, CA 90248

OVERSIZED GROUND LEVEL DOOR WITH FENCED YARD & PARKING

FANTASTIC CENTRAL LOCATION NEAR THE 91, 105, 110, & 405 FWYs

AVAILABLE FOR LEASE

- 6,423 ± SF BUILDING
- 1,328 ± SF OFFICE
- FENCED YARD



PROPERTY FEATURES

- + 6,423 ± Square Feet of Building
- + 5,095 ± Square Feet of Warehouse Space
- + 1,328 ± Square feet of Office Space
- + 14' Clear Height
- + Oversized Ground Level Door
- + Fenced and Secured Yard
- + Nearly 2:1000 Parking Ratio
- + Easy Access to the 91, 105, 110, & 405 FWYs
- + 10 Miles from LA/LB Ports
- + Long Term Owner and Manager



**REALTY
ADVISORY
GROUP, INC.**

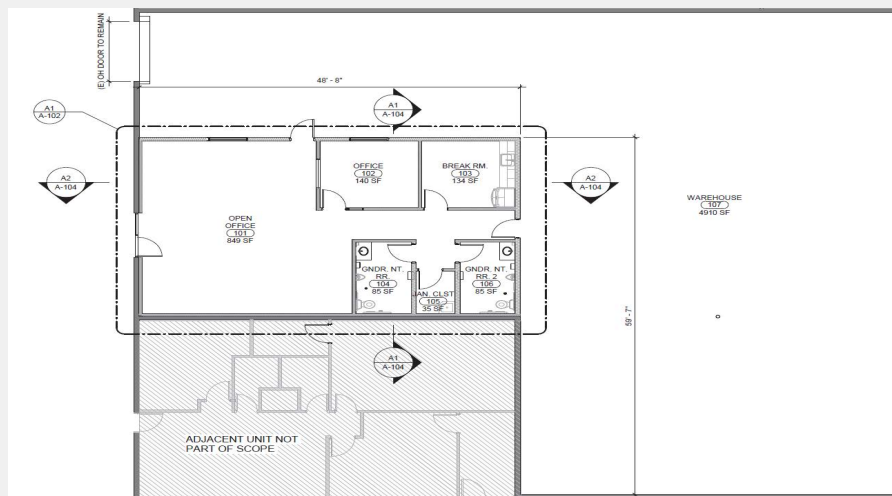
RAGINC.COM

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CORPORATE HQ: 545 SOUTH FIGUEROA STREET, SUITE 1209, LOS ANGELES, CA 90071
CORPORATE ID: 01301202

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15620 FIGUEROA STREET, LOS ANGELES, CA AVAILABLE FOR LEASE



CONTACT

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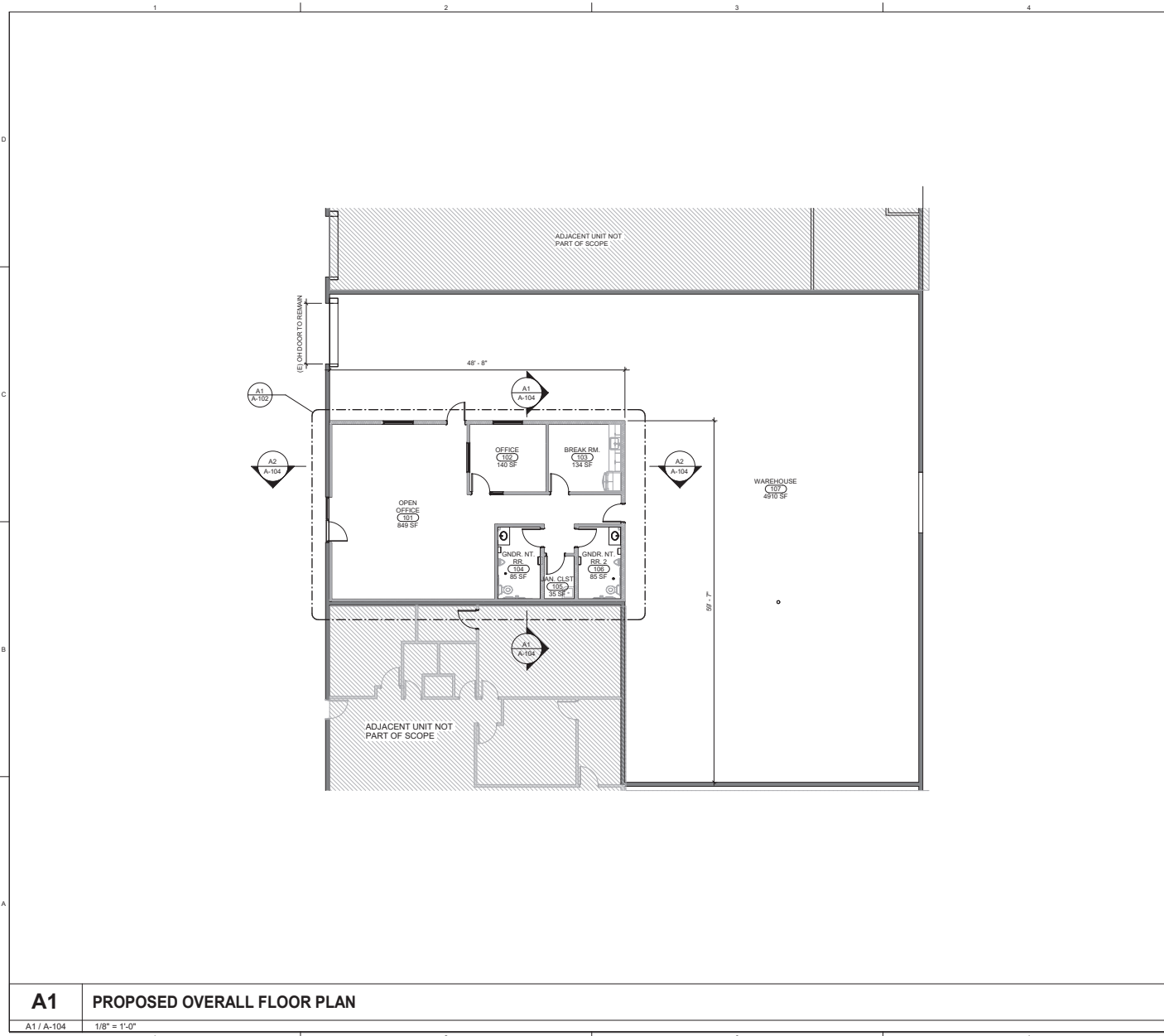


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LEGEND - PLAN

- ROOM NAME
 107 → ROOM NUMBER
- DOORS & WINDOWS**
 (D) DOOR, SEE DOOR SCHEDULE
 (W) WINDOW, SEE WINDOW SCHEDULE
- WALL TYPES**
 (E) WALL
 (N) WALL
 C - - - DEMO WALL
- (W1) SEE PARTITION DETAILS ON SHEET (A-505)



IDS FIGUEROA
 15608 S FIGUEROA ST.
 GARDENA, CA 90248

PROJ. NO.	24319 LA
REV. NO.	DATE ISSUED REASON

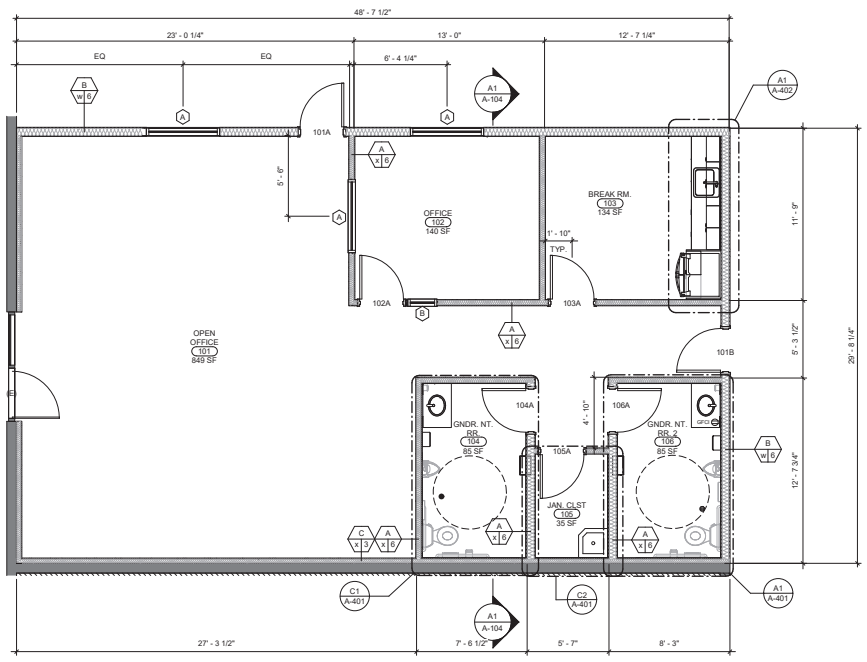
05.20.25
 INITIAL SUBMITTAL SET
 Sheet Title
OVERALL FLOOR PLAN

A1 PROPOSED OVERALL FLOOR PLAN

A1 / A-104 1/8" = 1'-0"

A-101

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FLOOR PLAN NOTES

- ALL PROVIDED DIMENSIONS ARE TO FACE OF STUD, U.N.O.
- IF ANY OUTLETS CANNOT BE INSTALLED AS NOTED OR AS SHOWN ON PLANS DUE TO CONFLICTS WITH STRUCTURAL, MECHANICAL AND ELECTRICAL CONDITIONS, CLARIFY WITH OWNER AND ARCHITECT BEFORE PROCEEDING WITH WORK.
- FOR CIRCUITING INFORMATION, PULL BOX LOCATIONS AND CONDUIT SIZES, REFER TO ELECTRICAL ENGINEER DRAWINGS. ARCHITECTURAL DRAWINGS GOVERN OUTLET LOCATIONS, TYP. VERIFY ANY DISCREPANCIES WITH THE ARCHITECT.
- WHEN OUTLETS ARE GROUPED TOGETHER, THEY SHALL BE NO MORE THAN 2'-0" APART. GANG WITH COMMON FACE PLATE WHENEVER POSSIBLE.
- NON-DIMENSIONED OUTLETS SHALL BE LOCATED AT NEAREST STUD. ALL OUTLET DIMENSIONS ARE TO BE TO THE CENTERLINE OF OUTLET U.N.O.
- ALL WALL OUTLETS TO BE MOUNTED AT +18" A.F.F. TO CENTERLINE OF RECEPTACLE, TYP. U.N.O. (SEE TYPICAL POWER AND SIGNAL LOCATIONS DIAGRAM FOR MORE INFO.)
- ALL NEW CIRCUITS SHALL BE LABELED ON THE PROPER BUILDING ELECTRICAL PANEL DIRECTORIES.
- PROVIDE 1-HR PROTECTION AT ALL OUTLETS AND SWITCHES LOCATED IN 1-HR RATED PARTITIONS. (PROVIDE APPROPRIATE PROTECTION IN PARTITIONS RATED HIGHER THAN 1-HR).
- ALL ISOLATED GROUND RECEPTACLES SHALL BE ORANGE WITH WHITE COVER PLATES. (SEE FINISH LEGEND FOR COLOR OF RECEPTACLES THROUGHOUT)
- ALL TELEPHONE AND DATA COVER PLATES TO BE SUPPLIED AND INSTALLED BY TENANT. THEY SHALL BE SIMILAR IN COLOR AND APPEARANCE TO DUPLEX/SWITCH COVER PLATES.
- TELEPHONE AND DATA CABLE TO BE PLENUM RATED AND SUPPORTED INDEPENDENT FROM SUSPENDED CEILING. ALL TELEPHONE AND DATA CABLES TO BE PROVIDED AND INSTALLED BY TENANT.
- TENANTS TELEPHONE/DATA CONTRACTORS SHALL COORDINATE ALL WORK WITH GENERAL CONTRACTOR.
- CONDUIT ABOVE CEILING TO BE SELF-SUPPORTED AND HELD TIGHT TO STRUCTURE A MINIMUM OF 2" ABOVE GROUND.
- ALL CONDUIT RUNS ABOVE CEILING SHALL BE STEEL PER CODE.
- CONTRACTOR TO MARK LOCATIONS OF ALL FLOOR MOUNTED RECEPTACLES AND RECEIVE APPROVAL BY ARCHITECT PRIOR TO PROCEEDING WITH CORING.
- WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH MILLWORK, LAMPS AND FIXTURES ARE TO BE PROVIDED BY GENERAL CONTRACTOR. CUT-OUTS FOR SWITCHES, OUTLETS, ETC. SHALL BE PROVIDED BY THE MILLWORK CONTRACTOR AND SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR, U.N.O.
- FURNITURE SYSTEM TO BE SUPPLIED AND INSTALLED BY TENANT. ELECTRICAL CONTRACTOR TO MAKE FINAL HARDWARE CONNECTION AND SUBMIT FOR ALL REQUIRED PERMITS.
- SCHEDULE THE CORING OF ANY FLOOR OUTLETS WITH BUILDING OWNER TO PREVENT DISTURBANCE OR DAMAGE TO OTHER TENANT SPACES.
- PROVIDE ELECTRICAL REQUIREMENTS AS NEEDED FOR MECHANICAL AND PLUMBING EQUIPMENT SEE ELECTRICAL ENGINEER DRAWINGS FOR MORE INFO.

LEGEND - PLAN

ROOM NAME
 101 — ROOM NUMBER

DOORS & WINDOWS
 DOOR, SEE DOOR SCHEDULE
 WINDOW, SEE WINDOW SCHEDULE

WALL TYPES
 (E) WALL
 (N) WALL
 DEMO WALL

SEE PARTITION DETAILS ON SHEET (A-99)

A1 ENLARGED - OFFICE FLOOR PLAN

A1 / A-101 1/4" = 1'-0"



IDS FIGUEROA

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GARDENA, CA 90248

PROJ. NO.	24319 LA
INITIAL SUBMITTAL SET	
REV. NO.	DATE ISSUED REASON

05/20/25
 INITIAL SUBMITTAL SET
 Sheet Title
ENLARGED FLOOR PLANS

A-102