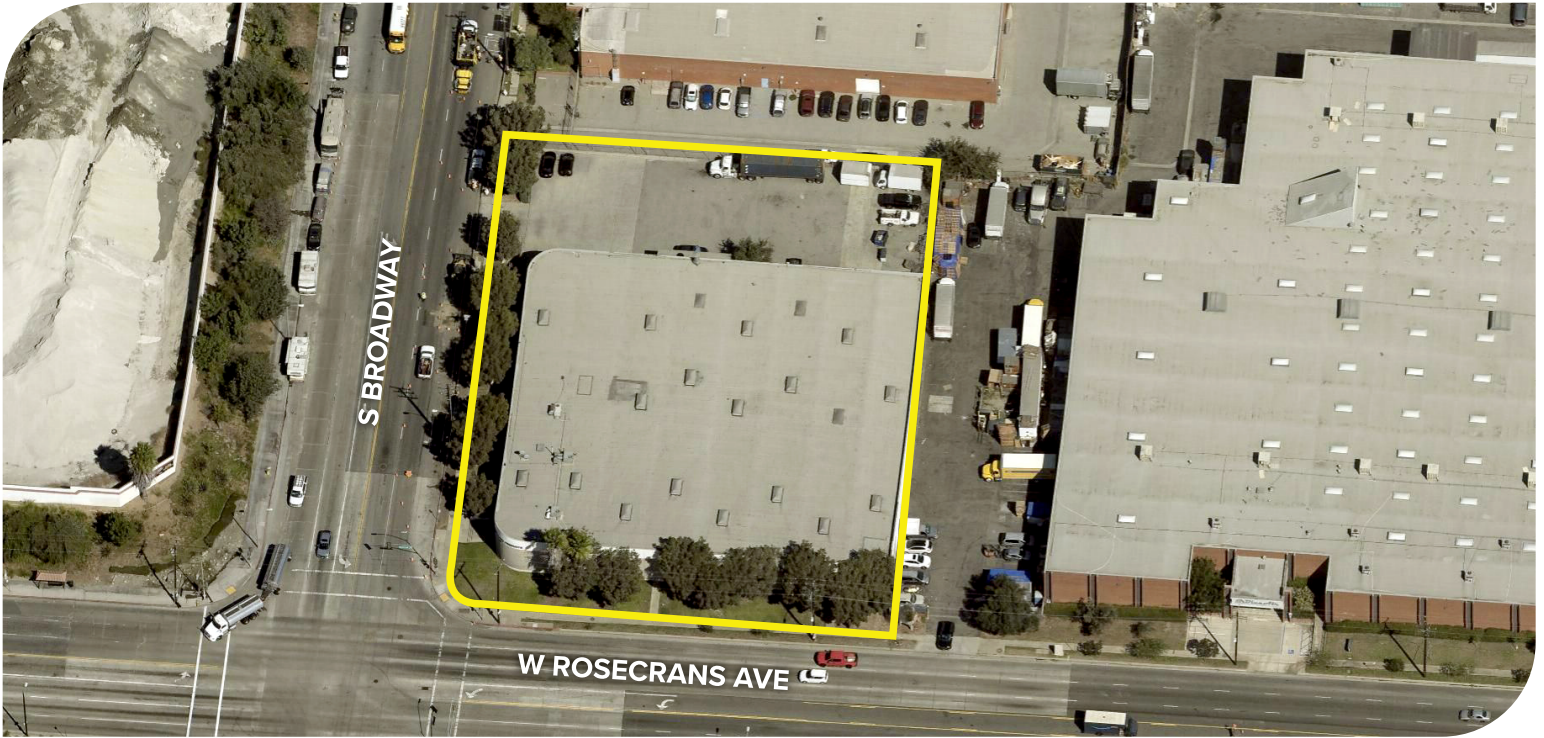


**FOR  
LEASE**

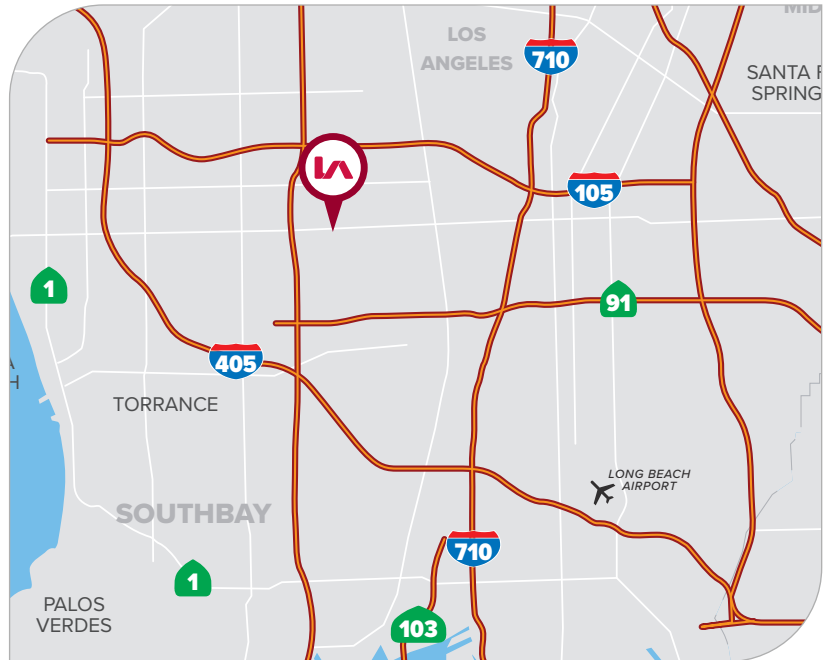
**±33,270<sup>SF</sup> INDUSTRIAL BLDG ON ±60,277<sup>SF</sup> OF LAND**  
14110 S BROADWAY | LOS ANGELES, CA 90061

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**PROPERTY HIGHLIGHTS**

- Freestanding Building
- 2 Dock High Loading Positions
- 1 Oversized Ground Level Loading Door
- 23'+ Clear Height
- Calculated Sprinkler System
- Excellent Office Space
- Heavy Power – 1600 Amps
- Concrete Tilt Up Construction
- Unincorporated Los Angeles – No Gross Receipts Tax
- Immediate Access to 110 Freeway
- Corner location - Excellent Visibility & Signage Opportunity



**PRICING SUMMARY**

**ASKING RATE**

**\$1.65 PSF**  
(\$54,895/ mo Gross)

FOR MORE INFORMATION, PLEASE CONTACT



**SAM RINKOV**

LIC NO 02132512

• [srinkov@lee-associates.com](mailto:srinkov@lee-associates.com)  
• 818.324.4329



**JEFFREY RINKOV**

CEO | LIC NO 01238887

• [jrinkov@lee-associates.com](mailto:jrinkov@lee-associates.com)  
• 213.400.7941



**LOREN KAPLAN**

Senior Vice President | LIC NO 01968119

• [lkaplan@lee-associates.com](mailto:lkaplan@lee-associates.com)  
• 323.922.5784

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® Los Angeles, Inc. | CORP ID 02174865

1201 N Main St, Los Angeles, CA 90012

**LEE-ASSOCIATES.COM/DOWNTOWNLA**

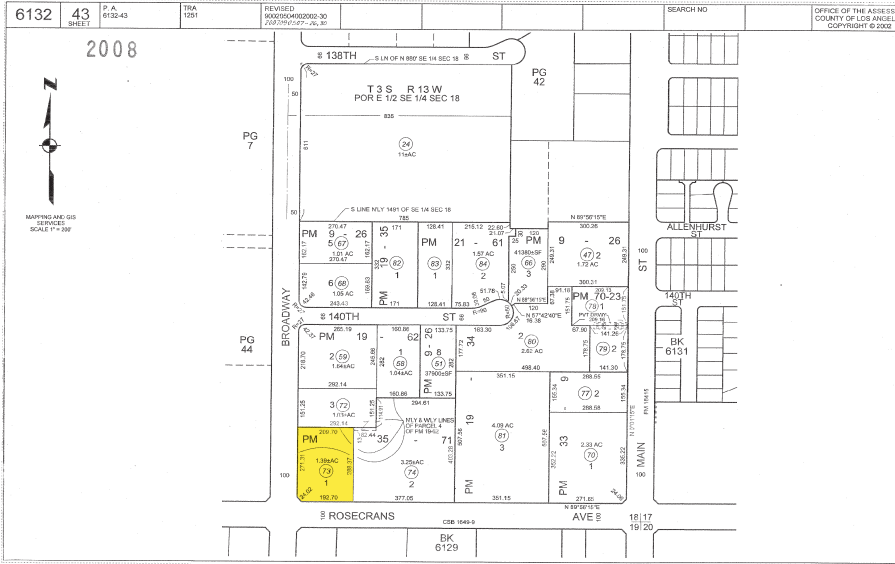
The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

**FOR  
LEASE**

**±33,270<sup>SF</sup> INDUSTRIAL BLDG ON ±60,277<sup>SF</sup> OF LAND**  
14110 S BROADWAY | LOS ANGELES, CA 90061

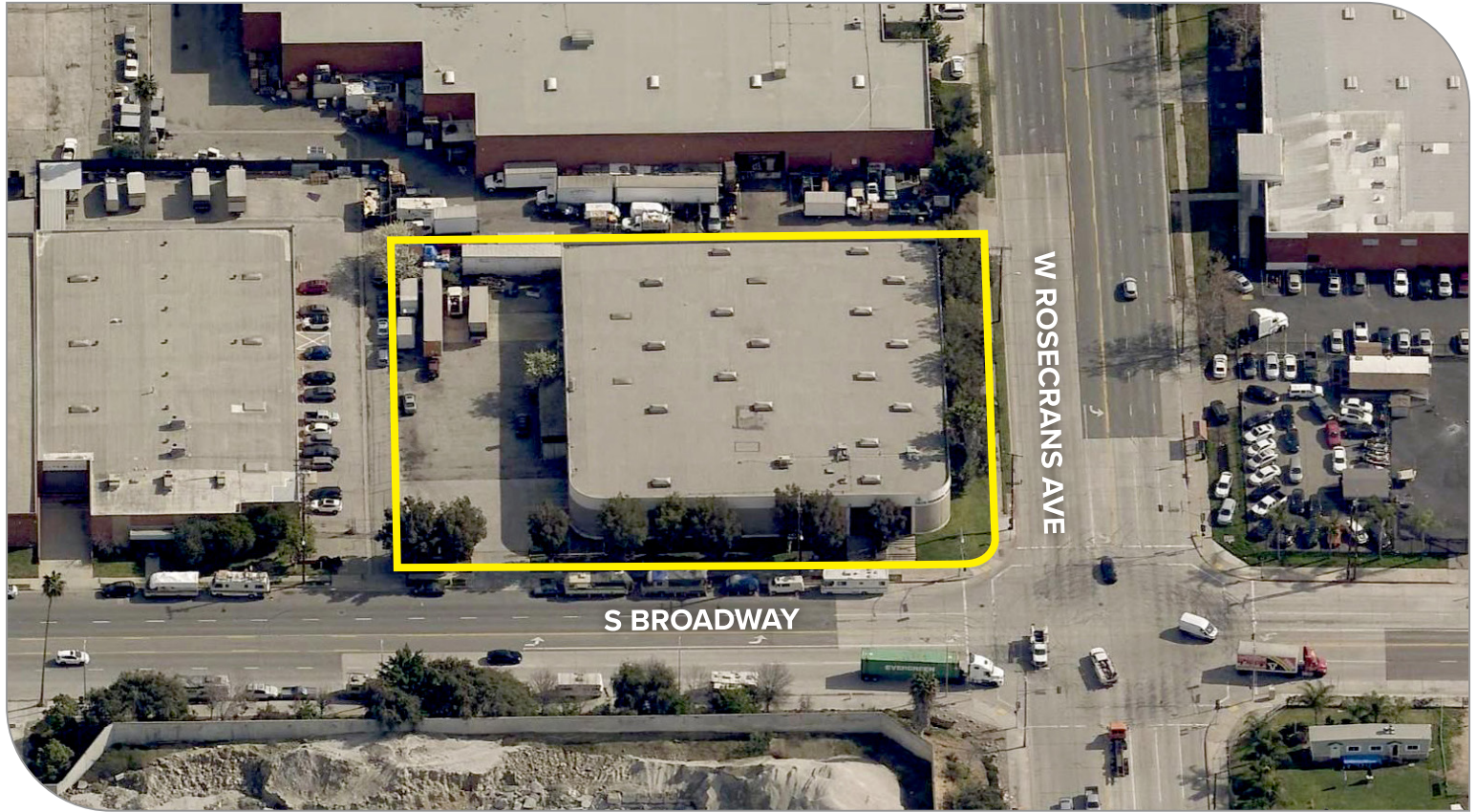
**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PARCEL MAP**



**PROPERTY SUMMARY**

<b>TOTAL BUILDING SF</b>	±33,270 SF
<b>TOTAL LAND SF</b>	±60,277 SF
<b>YEAR BUILT</b>	1973
<b>APN</b>	6132-043-073
<b>ZONING</b>	LCM11/2-B1
<b>PROPERTY TYPE</b>	Industrial Warehouse / Office
<b>POWER (VERIFY)</b>	1600 Amps
<b>CLEAR HEIGHT</b>	23'-25' Clear Height
<b>CONSTRUCTION</b>	Concrete Tilt Up



FOR MORE INFORMATION, PLEASE CONTACT



**SAM RINKOV**

LIC NO 02132512

✉ [srinkov@lee-associates.com](mailto:srinkov@lee-associates.com)  
☎ 818.324.4329



**JEFFREY RINKOV**

CEO | LIC NO 01238887

✉ [jrinkov@lee-associates.com](mailto:jrinkov@lee-associates.com)  
☎ 213.400.7941



**LOREN KAPLAN**

Senior Vice President | LIC NO 01968119

✉ [lkaplan@lee-associates.com](mailto:lkaplan@lee-associates.com)  
☎ 323.922.5784



Lee & Associates® Los Angeles, Inc. | CORP ID 02174865 1201 N Main St, Los Angeles, CA 90012

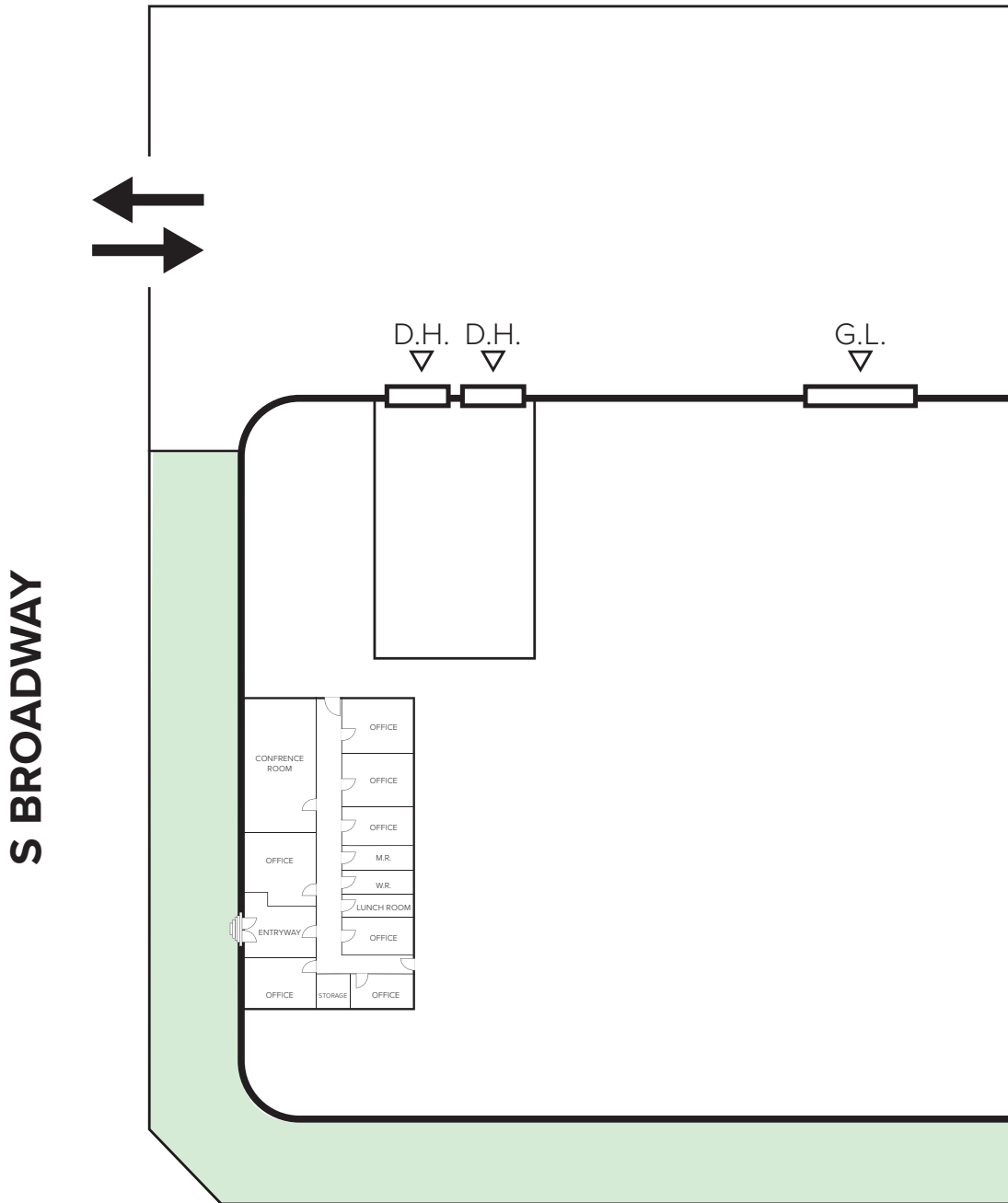
[LEE-ASSOCIATES.COM/DOWNTOWNLA](http://LEE-ASSOCIATES.COM/DOWNTOWNLA)

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

**FOR  
LEASE**

**±33,270<sup>SF</sup> INDUSTRIAL BLDG ON ±60,277<sup>SF</sup> OF LAND**  
14110 S BROADWAY | LOS ANGELES, CA 90061

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**W ROSECRANS**



FOR MORE INFORMATION, PLEASE CONTACT



**SAM RINKOV**

LIC NO 02132512

e [srinkov@lee-associates.com](mailto:srinkov@lee-associates.com)  
o 818.324.4329



**JEFFREY RINKOV**

CEO | LIC NO 01238887

e [jrinkov@lee-associates.com](mailto:jrinkov@lee-associates.com)  
o 213.400.7941



**LOREN KAPLAN**

Senior Vice President | LIC NO 01968119

e [lkaplan@lee-associates.com](mailto:lkaplan@lee-associates.com)  
o 323.922.5784



Lee & Associates® Los Angeles, Inc. | CORP ID 02174865 1201 N Main St, Los Angeles, CA 90012

[LEE-ASSOCIATES.COM/DOWNTOWNLA](http://LEE-ASSOCIATES.COM/DOWNTOWNLA)

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.