

Available SF 5,000 SF

Industrial For Lease

Building Size 9,768 SF



**Address:** 555 Isis Ave, Inglewood, CA 90301

**Cross Streets:** Isis Ave/W Hillcrest Blvd

Industrial M1 Zoning  
2 Position Double Truck High Loading Door  
1,180 SF Office - 2 Private Ofc, 1 Bullpen  
Florescent Lighting in Office; Efficient Office Floor Plan  
Concrete Tilt Up; Excellent Distribution Building  
Exterior/Interior Freshly Painted, Electric Fenced Yard

**Lease Rate/Mo:** \$10,500  
**Lease Rate/SF:** \$2.10  
**Lease Type:** Gross  
**Available SF:** 5,000 SF  
**Minimum SF:** 5,000 SF  
**Prop Lot Size:** POL  
**Term:** 3-5 years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced  
**Zoning:** WVTOD  
  
**Listing #:** 40745475

**Sprinklered:**  
**Clear Height:** 17'  
**GL Doors/Dim:** 1 / 20'x10'  
**DH Doors/Dim:** 2  
**A: 200 V: 0: 3 W:**  
**Construction Type:**  
**Const Status/Year Blt:** Existing / 1973  
  
**Whse HVAC:**  
**Parking Spaces:** 16 / **Ratio:** 3.2:1/  
**Rail Service:** No  
**Specific Use:** Warehouse/Office  
  
**Listing Date:** 07/16/2024

**Office SF / #:** 1,180 SF  
**Restrooms:**  
**Office HVAC:**  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:**  
**Unfinished Mezz:** 0 SF  
**Include In Available:**  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** LAX Area  
**APN#:** 4126003022