

Available SF 1,900 SF

Industrial For Lease

Building Size 12,888 SF

**Address:** 3264 Mines Ave, Unit C, Los Angeles, CA 90023**Cross Streets:** S Lorena St/E Olympic Blvd

Excellent Small Office Space
Abundant Natural Light/Large Windows
Prime Location Close to Downtown
High Ceilings / Excellent Freeway Access
Ideal For Produce or Food Brokers

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|-------------------------|---|------------------------------------|-----------------|------------------------------|---------------|
| Lease Rate/Mo: | \$2,375 | Sprinklered: | Yes | Office SF / #: | 1,900 SF |
| Lease Rate/SF: | \$1.25 | Clear Height: | 22' | Restrooms: | 2 |
| Lease Type: | NNN | GL Doors/Dim: | 0 | Office HVAC: | Heat & AC |
| Available SF: | 1,900 SF | DH Doors/Dim: | 0 | Finished Ofc Mezz: | 0 SF |
| Minimum SF: | 1,900 SF | A: 800 V: 277/480 O: 3 W: 4 | | Include In Available: | No |
| Prop Lot Size: | POL | Construction Type: | Tiltwall | Unfinished Mezz: | 0 SF |
| Term: | Acceptable to Owner | Const Status/Year Blt: | Existing / 2006 | Include In Available: | No |
| Sale Price: | NFS | Whse HVAC: | No | Possession: | Now |
| Sale Price/SF: | NFS | Parking Spaces: | / Ratio: | Vacant: | Yes |
| Taxes: | | Rail Service: | No | To Show: | Call broker |
| Yard: | Fenced | Specific Use: | Cold Storage | Market/Submarket: | CBD |
| Zoning: | M3 | | | APN#: | 5190-029-033 |
| Listing Company: | Colliers International | | | | |
| Agents: | Will Smith 323-278-3137 | | | | |
| Listing #: | 22494074 | Listing Date: | 05/07/2019 | FTCF: | CB000N000S000 |
| Notes: | Tenant to verify all information contained herein. Taxes are estimated. Call broker for showings. | | | | |