

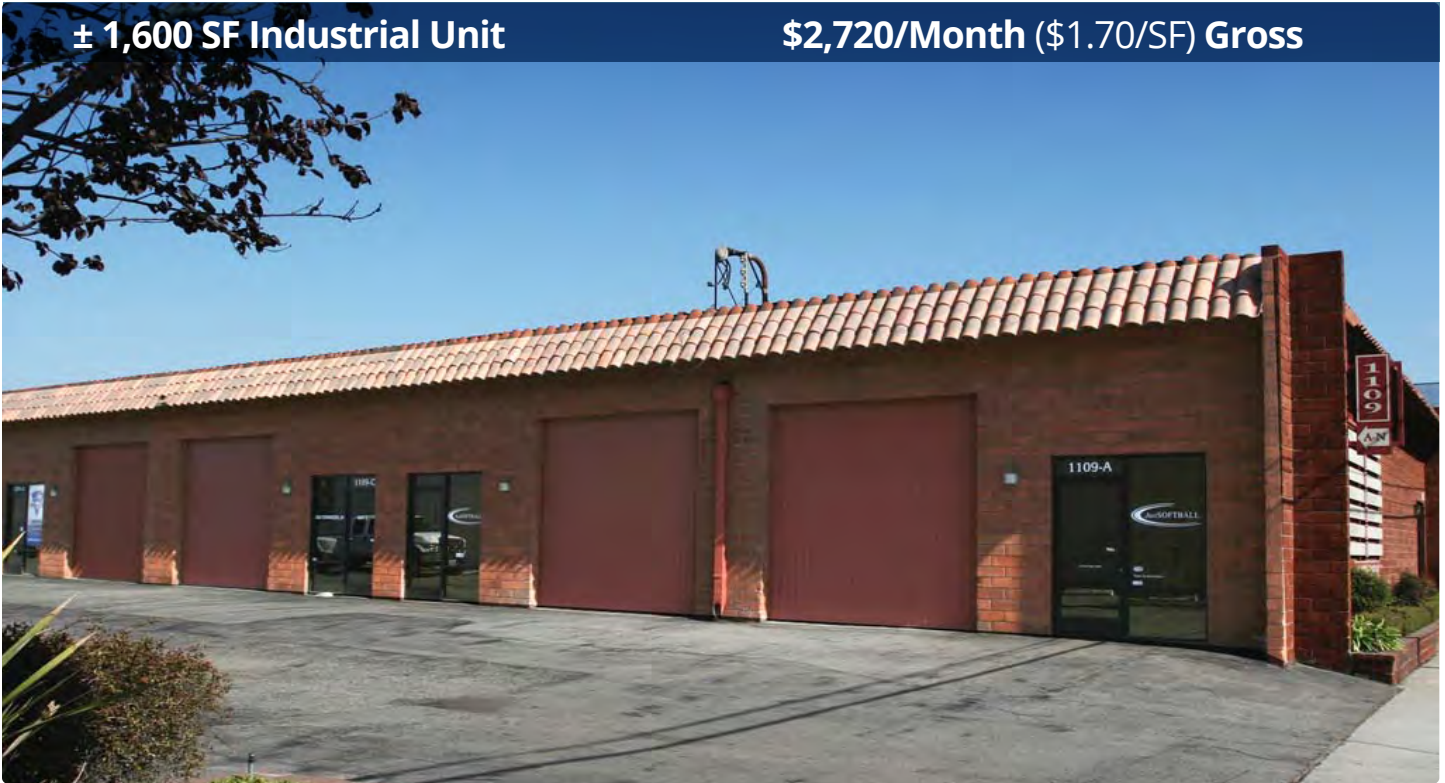


FOR LEASE

1109 W. 190th Street, Unit J, Los Angeles, CA 90248
The Business Center at Pacific Gateway

± 1,600 SF Industrial Unit

\$2,720/Month (\$1.70/SF) Gross



FEATURES

Available Square Footage	1,600
Land Square Footage	Part of Larger
Office Square Footage	165
Parking	1.5/1,000
Dimensions	Verify
Loading	1 (10'x12') Ground Level Door
Minimum Ceiling Clearance	14'
Power	100 Amps, 120/240 Volts
Sprinkler System	No
Year Built	1964
Construction	Brick
Zoning	LAMR1

ACCESSIBILITY

MILES TO	
Los Angeles International Airport	8.0
Long Beach Airport	8.5
Los Angeles & Long Beach Ports (both)	8.0

IMMEDIATE ACCESS TO
405, 110, 710 and 91 Freeways

Trash Removal Fee \$32.00/Month
Frontage on High Traffic Corridor
Excellent Pacific Gateway Location



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