FOR LEASE

1820 E. 41st Street, Los Angeles, CA 90058

41,064 SF Industrial Building **$40,653/Month** ($ .99/SF) **Gross**

FEATURES

Available Square Footage	41,064
Land Square Footage	43,124
Office Square Footage	6,130
Parking	15
Dimensions	Verify
Loading	2 GL Doors (20' x 14')
Minimum Ceiling Clearance	28'
Power	1600A, 120-208 Volts, 3P, 4W
Sprinkler System	.21/1500
Year Built	1989
Construction	Concrete Block
Zoning	M2

HIGHLIGHTS

Excellent Light Manufacturing Building
Great Central Los Angeles Location
Adjacent to Alameda Street, 1 mile South of 10 Freeway
7,432 SF Mezzanine with 3,500 lb Freight Elevator
Conveyor belt in place to move product between floors.

ACCESSIBILITY

MILES TO

Los Angeles International Airport	17.0
Long Beach Airport	20.0
Los Angeles & Long Beach Ports (both)	21.0

IMMEDIATE ACCESS TO

405, 110, 710, and 91 Freeways

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

310.719.1585 // www.lareminc.com
165 Savarona Way, Carson, California 90746

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LAREM

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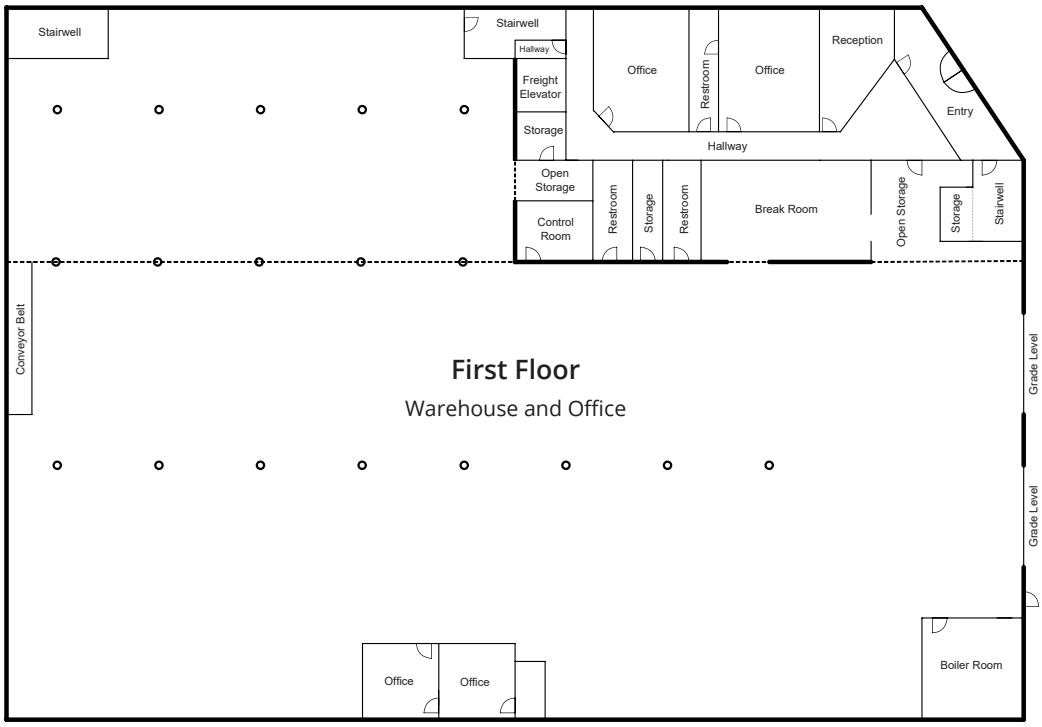
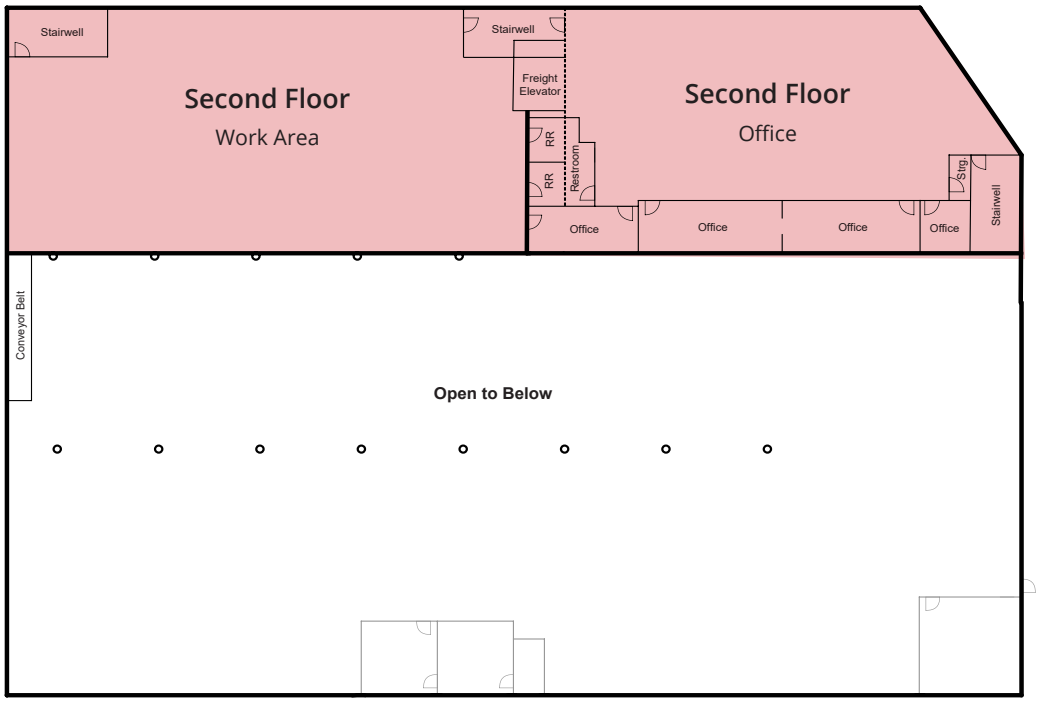
SITE PLAN





Drawing not to scale.

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