

NEW LISTING!

West Los Angeles Industrial for Lease



2305 Federal Avenue, Los Angeles, CA 90064



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Rare industrial space in West LA! Approximately 4,500 sf of hard to find westside Industrial space with 24 foot ceilings, gated front yard, 14 parking spaces, and a permitted Cummins High Capacity Commercial Generator. Ideal for manufacturing, warehouse, operations, storage, or athletic uses.

Available Space Approximately 4,500 square feet. All ground floor.

Lease Rate \$2.25/sf NNN. NNN's are approximately \$0.55/sf

Term 2- 5 Year Term

Space Highlights

- 10' Security Gate
- Compound feel
- Permitted backup generator
- 400 amps, 3 phase power
- Pneumatic air lines all throughout
- Backyard courtyard and storage
- 24' clearance ceiling height
- Loading door

HVAC Yes

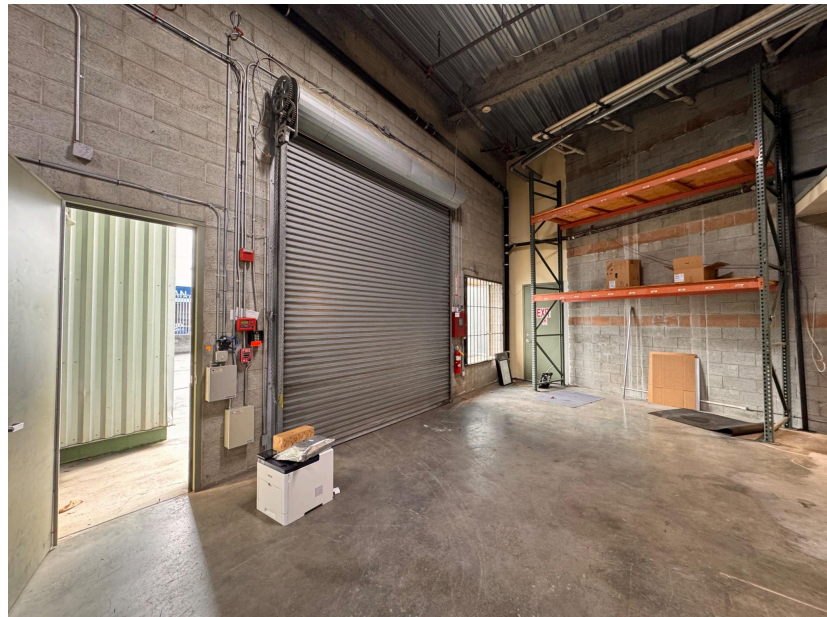
Bathroom 2 bathrooms

Parking 14 parking spaces included at no additional charge

Area Prime westside location just east of Barrington Ave and close to the 405 and 10 Freeways.



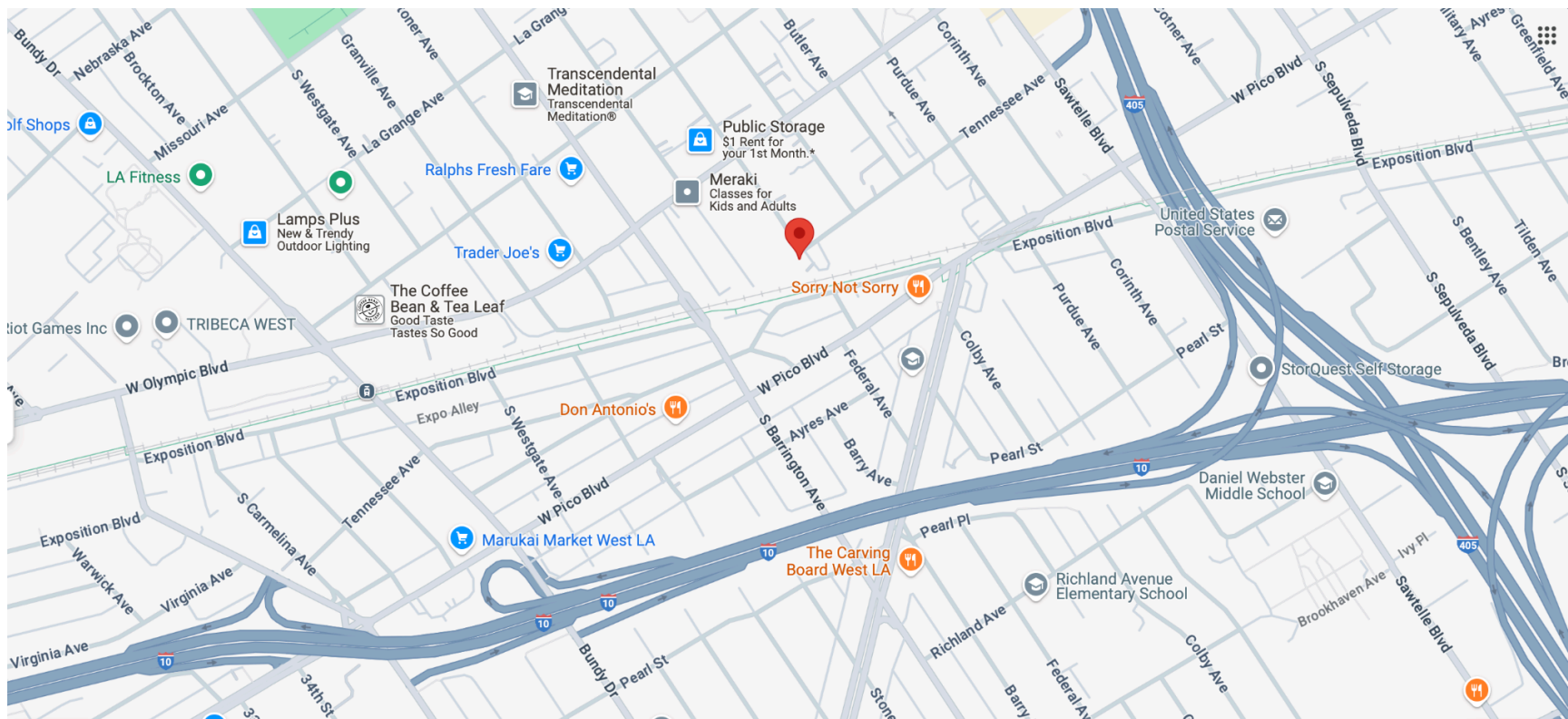
Interior Photos



Exterior Photos and Parking



Map View



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