

REDUCED! MULTI-USE FACILITY FOR LEASE

Refurbished Flex/Warehouse/Office

BUILDING SF.: 4,000±

LAND SF.: 3,725±



161 W 33RD STREET, LOS ANGELES, CA 90007

- Great for warehouse, flex, fashion, fabrics, creative or professional offices, etc.
- Excellent location 4 blocks east of USC campus
- One block north of Jefferson Blvd just east of Hill St
- 18' warehouse height
- Ground level loading and good power service
- Secure fenced parking for 3-4 vehicles
- New paint inside and out; new toilets
- Outside patio and kitchenette
- Lease: ~~\$4,500~~ \$3,700 per month (\$0.93 per SF gross)
- Term: 3-5 years with annual CPI increases

For More Information, Please Contact:

SION KHAKSHOUR

213-210-7492

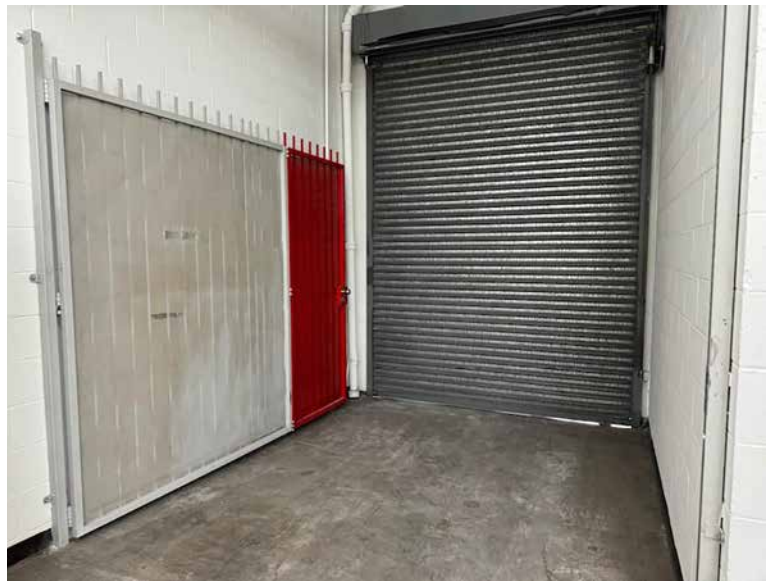
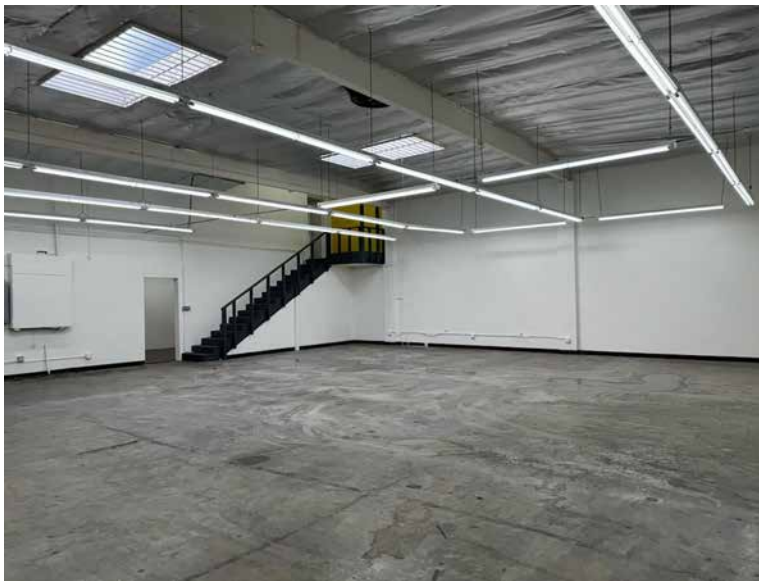
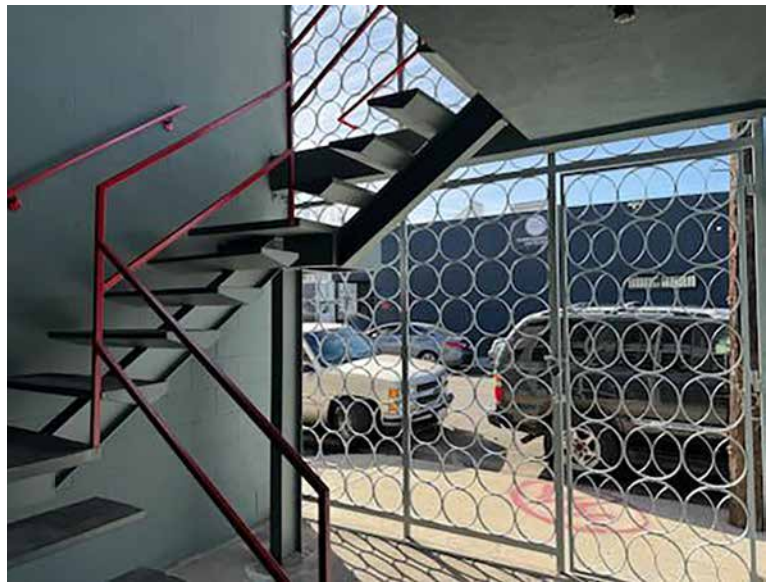
sion@majorproperties.com

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PROPERTY DETAILS

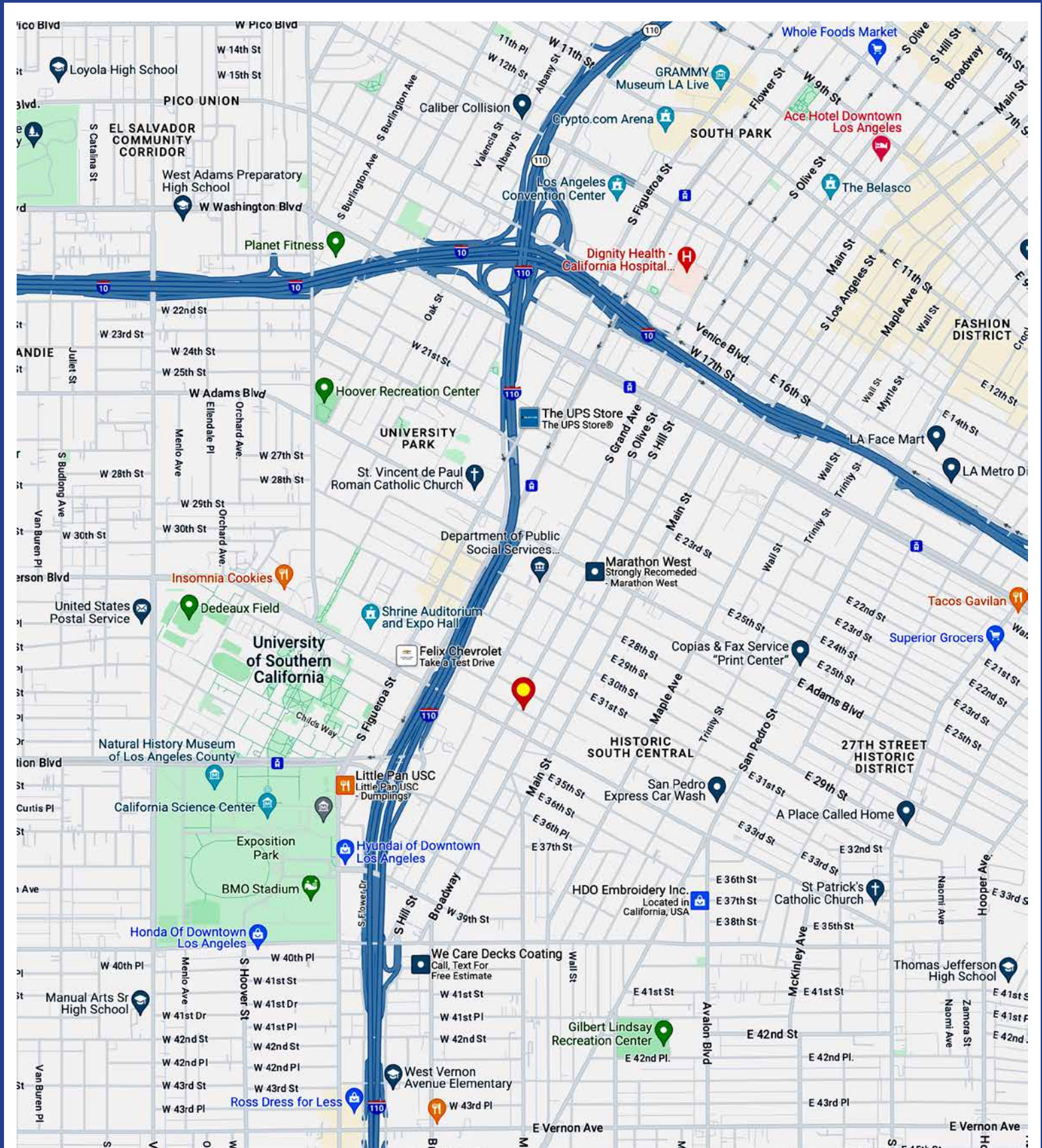
Available Area	4,000± SF
Zone	LA M1
Year Built	1964
Construction	Brick/Block
Ceiling Height	18'
Parking	4±
Power	200A/120-240V/1Ph/3W
Office Area	500± Sq.Ft.
Ground Level Loading	1: 10x12
A/C Units....	2 in Warehouse/1 in Office
Restrooms	2

The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.





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