

# INDUSTRIAL PROPERTY FOR LEASE

## Manufacturing/Warehouse

TOTAL BUILDING SF.: 19,303±

DIVISIBLE SF: 9,650±



3660 S HILL STREET, LOS ANGELES, CA 90007

- Single-story manufacturing/warehouse facility
- Former garment use
- Located block-to-block between 36th Pl & 37th St
- Just east of Harbor (110 Freeway) and USC campus
- Heavy power service — Fully sprinklered
- 16' warehouse ceiling height
- 2,860± SF of office space
- Secure, gated parking included for 9± vehicles
- Entire space: \$19,110/month (\$0.99/SF gross—year 1)
- Divisible space:
  - South side with parking: 9,650 SF at \$1.25 per SF gross
  - North side (no parking): 9,650 SF at \$0.99 per SF gross

For More Information, Please Contact:

**JEFF LUSTER**

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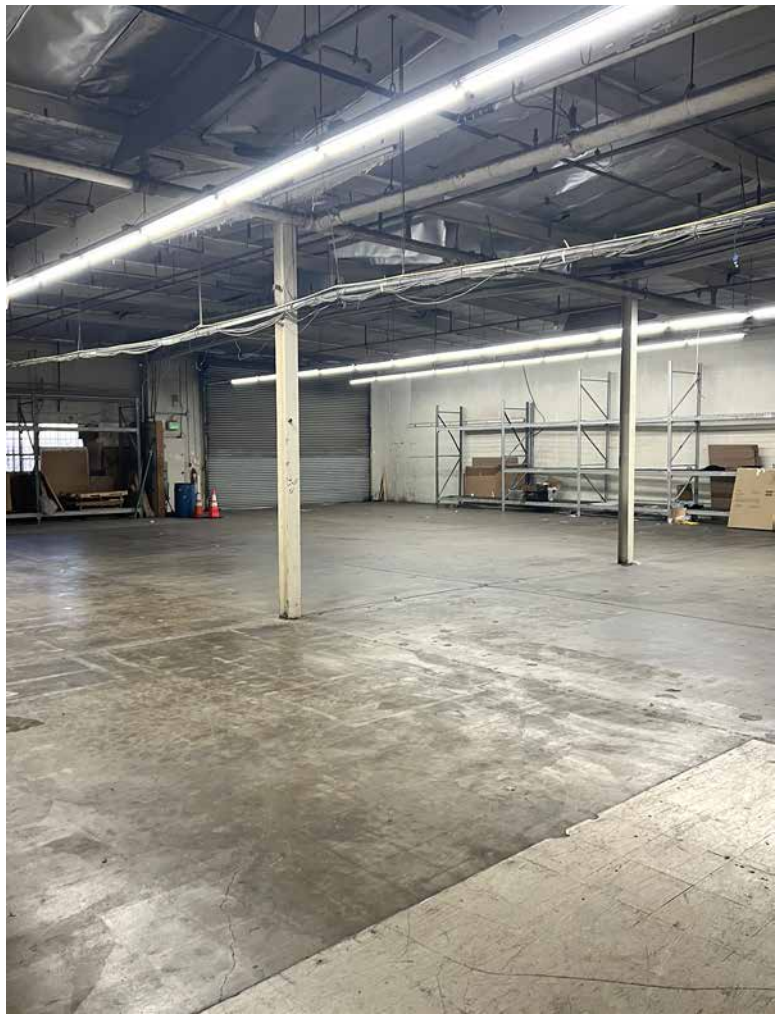
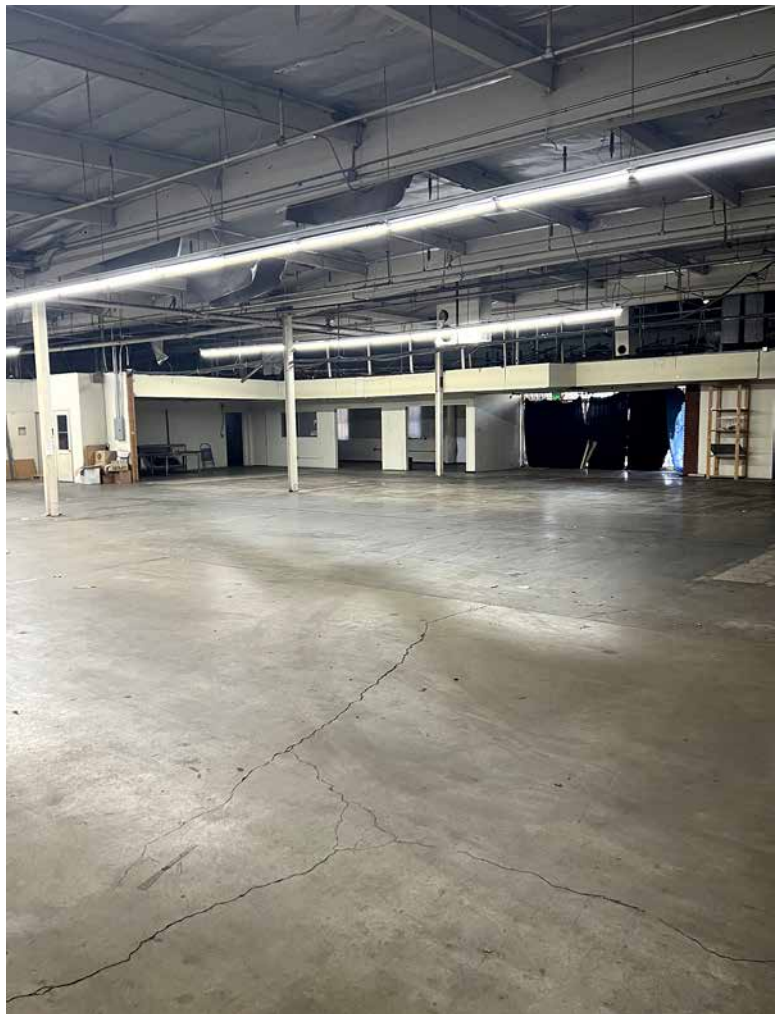
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### PROPERTY DETAILS

Building Area .....	19,303± Sq.Ft.
Divisible Area .....	9,650± Sq.Ft.
Land Area .....	24,088± Sq.Ft.
Zone .....	LA M1
Year Built .....	1954
Construction .....	Masonry
Ceiling Height.....	16'
G.L. Loading.....	2: 20x12 & 10x12
Office Area .....	2,860 ± Sq.Ft.
Power .....	400A/220V/3PH
Parking.....	9± Vehicles
Restrooms.....	5
Sprinklered .....	Yes

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.



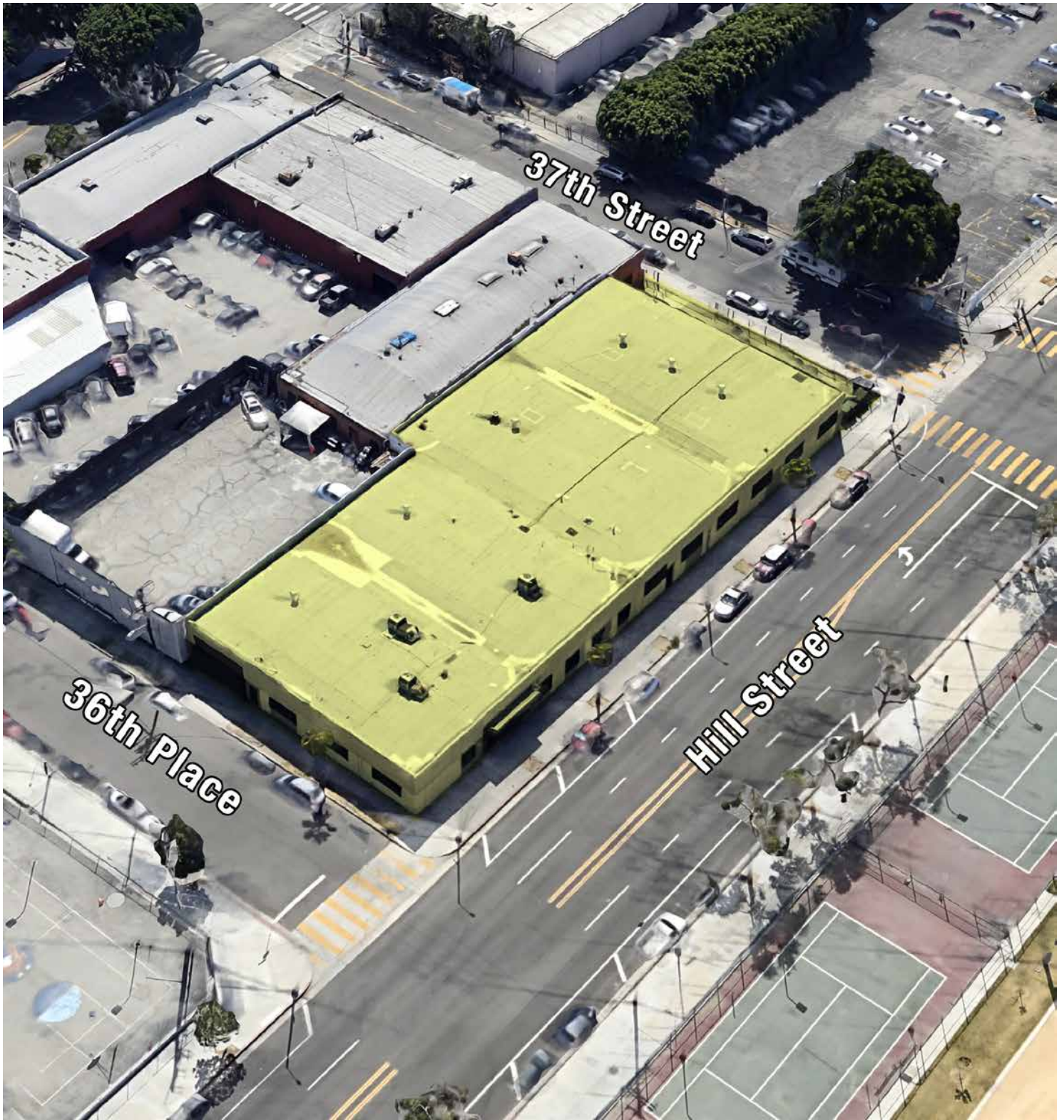








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