

# INDUSTRIAL PROPERTY FOR LEASE

## Warehouse Plus Offices

AVAILABLE SQ.FT.: 9,592 ±  
TOTAL BUILDING SQ.FT.: 43,332 ±



3957 S HILL STREET UNIT 101, LOS ANGELES CA 90037

- 9,592 sq.ft. of ground floor space available
- Modern, clean facility with 4,662 sq.ft. office area *(possible to remove some office area: call broker)*
- HVAC in offices — High warehouse ceiling clearance
- Includes secure, gated parking for 15 vehicles
- Dynamic Builder's facility built in 1987
- Close to Coliseum, Exposition Park and USC Campus
- Adjacent to Harbor (110) Freeway
- Lease rental: \$10,550 per month (\$1.10 per sq.ft. gross)
- Term: 3 years with annual increases
- Ready to move in condition!

For More Information, Please Contact

**RON KIM**

**213.222.1209**

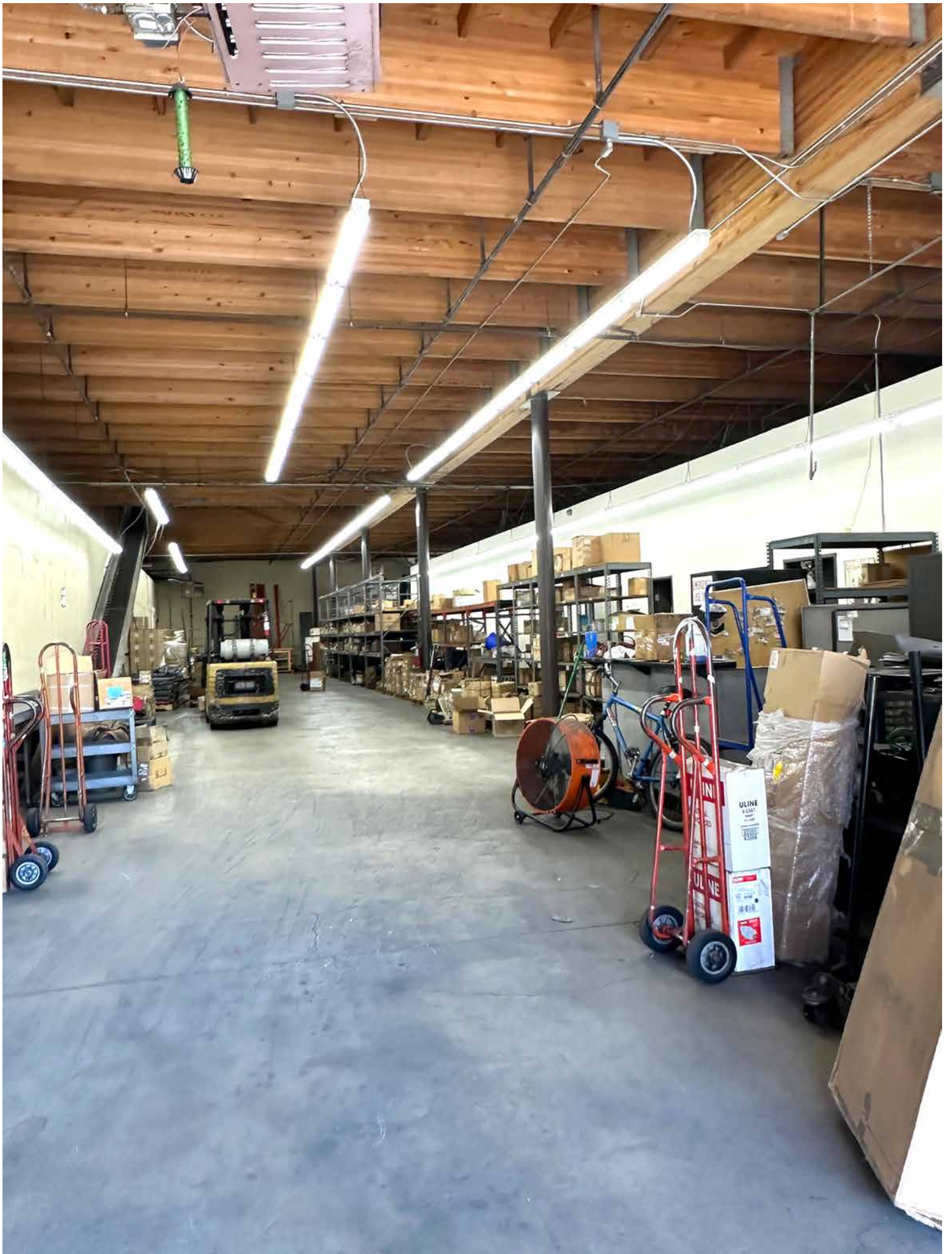
**ron@majorproperties.com**

DRE LIC. 01891773

### PROPERTY DETAILS

Available Area .....	9,592± Sq.Ft.
Land Area .....	36,982± Sq.Ft.
Parking .....	15
Zone .....	LA CM
Year Built .....	1987
Construction .....	Block
Ceiling Height .....	14'
Office Area .....	4,662± Sq.Ft. (10 Offices)
Ground Level Loading Doors ....	2: 9.5 x 18
Power .....	200A/120-240V/3-Phase/4-Wire
Sprinklered .....	Yes
Restrooms.....	2

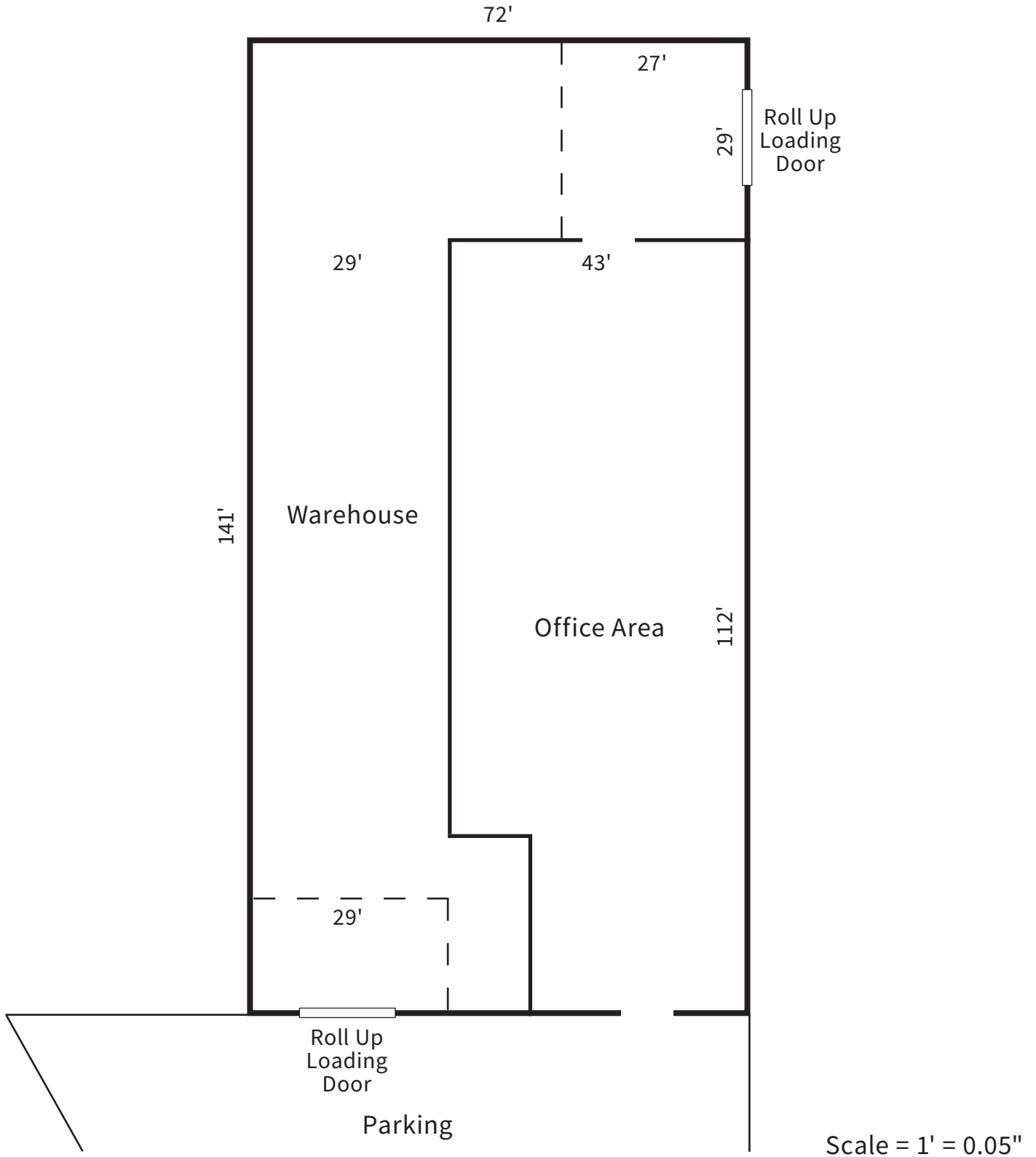
The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.





# INDUSTRIAL PROPERTY FOR LEASE

UNIT 101 SITE PLAN



# INDUSTRIAL PROPERTY FOR LEASE

