

# INDUSTRIAL PROPERTY FOR LEASE

*Ideal for Creative Applications*

AVAILABLE SQ.FT.: 3,060 ±

TOTAL BUILDING SQ.FT.: 25,000 ±



**403 E WASHINGTON BLVD, LOS ANGELES CA 90015**

- Clean facility ideal for creative use: Photography, artists studio, designer, music/rehearsal studio, etc.
- Ground level loading and good power service
- Gated parking for one vehicle plus street parking
- Northeast corner of Washington Blvd and Maple Ave
- One block north of the Santa Monica (I-10) Freeway
- Just blocks from the San Pedro Wholesale Mart
- Lease rental: \$3,733 per month (\$1.22 per sq.ft. gross)
- Term: 3 years with 3% annual increases
- Possession: 30 days

## PROPERTY DETAILS

Available Area.....	3,060± Sq.Ft.
Land Area .....	15,438± Sq.Ft.
Parking.....	1
Zone .....	LA M2
Year Built.....	1951
Construction .....	Masonry
Clearance Height.....	12'
Ground Level Loading Doors.....	1: 8x10
Power .....	200A/240V/3PH 3W
Restrooms .....	2

*For More Information, Please Contact*

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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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## Area Map

