

828 W. Hillcrest Blvd., Inglewood, CA 90301



**FULLY RENOVATED DOCK HIGH
WAREHOUSE FOR LEASE**



A DIVISION OF
**LEE &
ASSOCIATES**

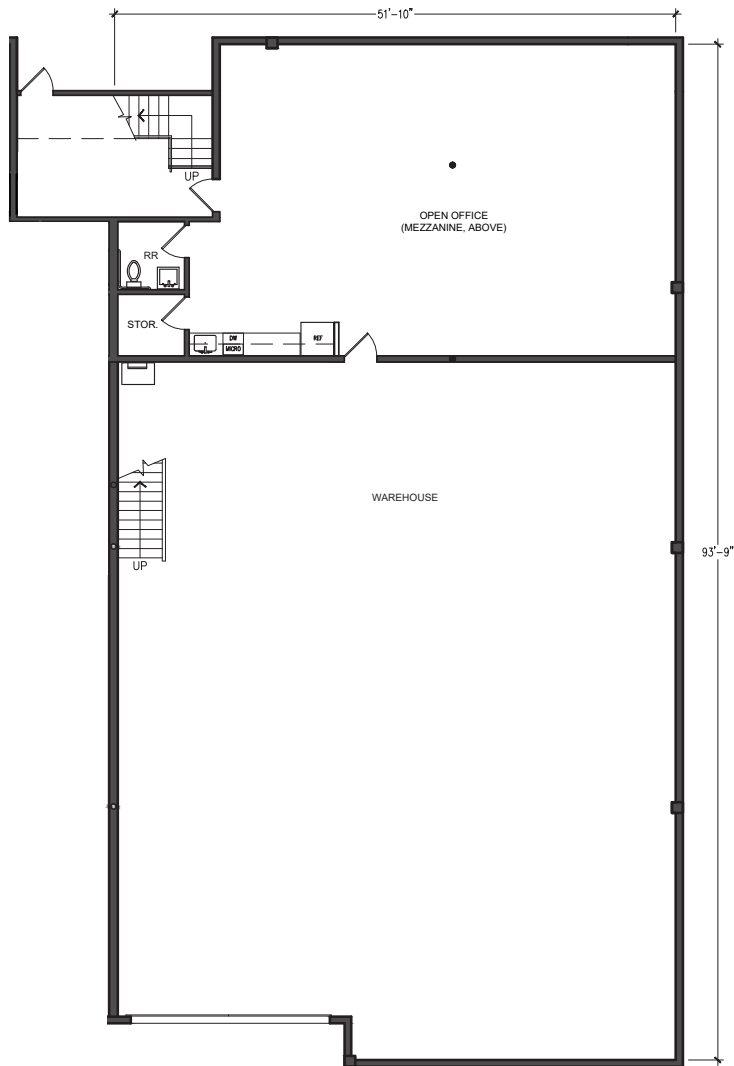


PREMISES	± 6,500-13,000 SF ± 1,500-3,000 SF of Mezzanine Office Space Suite A and B Three Dock High Loading Doors One Ramp
RENT	\$1.95/SF, Net (\$0.31/SF, Net)
OCCUPANCY	Immediate
TERM	3 - 5 Years
PARKING	8-18 parking spaces Free of Cost
FEATURES	<ul style="list-style-type: none">- Conference Room- Two Private Offices- Restrooms Upstairs and Down- Kitchen Upstairs and Down with Stainless Steel Appliances- 22' Clear Height- Power: 277/480 phase 3- LAX & 405 FWY Adjacent- One block from the new ConRAC LAWA car rental facility- No 53' Trucks Allowed
POWER	Unit A - 250A, 240/120V, 3 Phase Unit B - 600A, 240/120V, 3 Phase (Tenant to verify)
WALKABILITY	75, Very Walkable

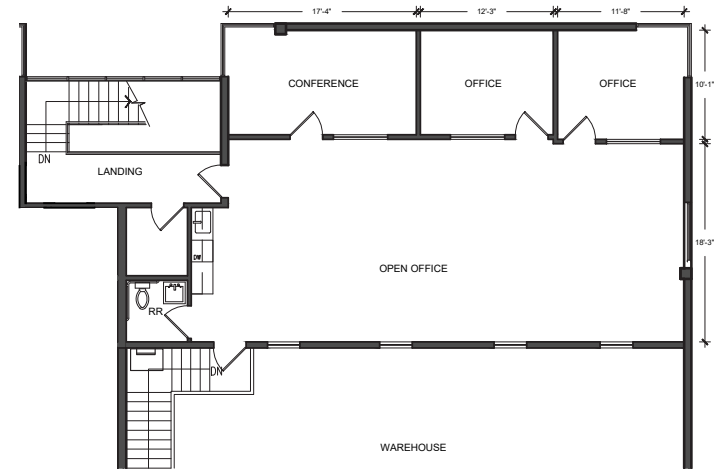




UNIT A

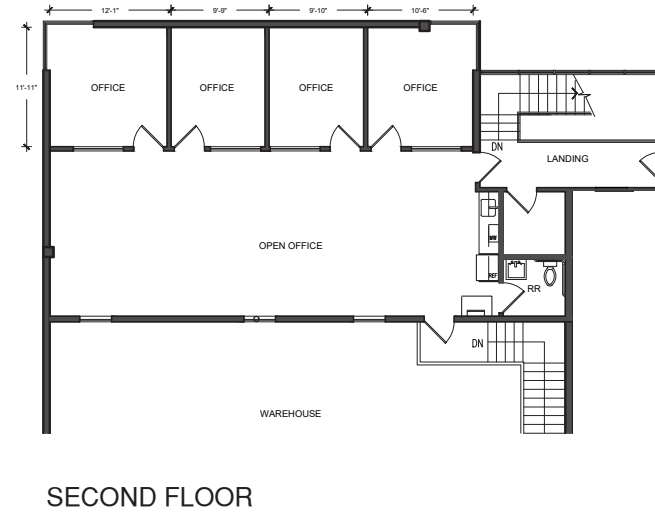
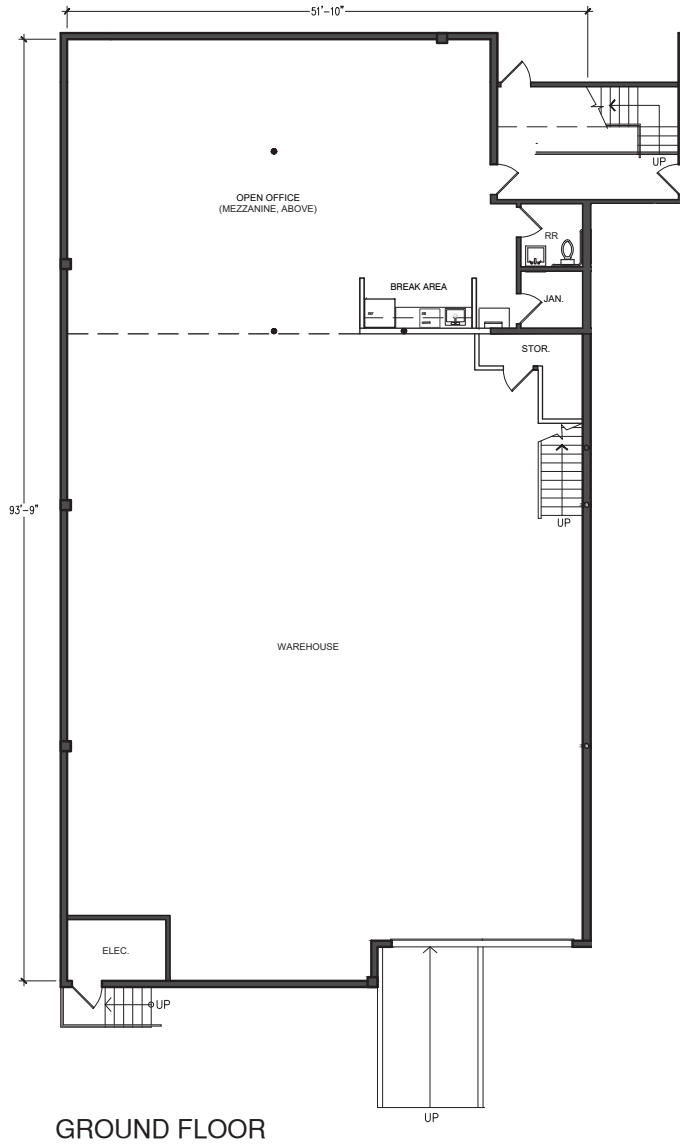


GROUND FLOOR

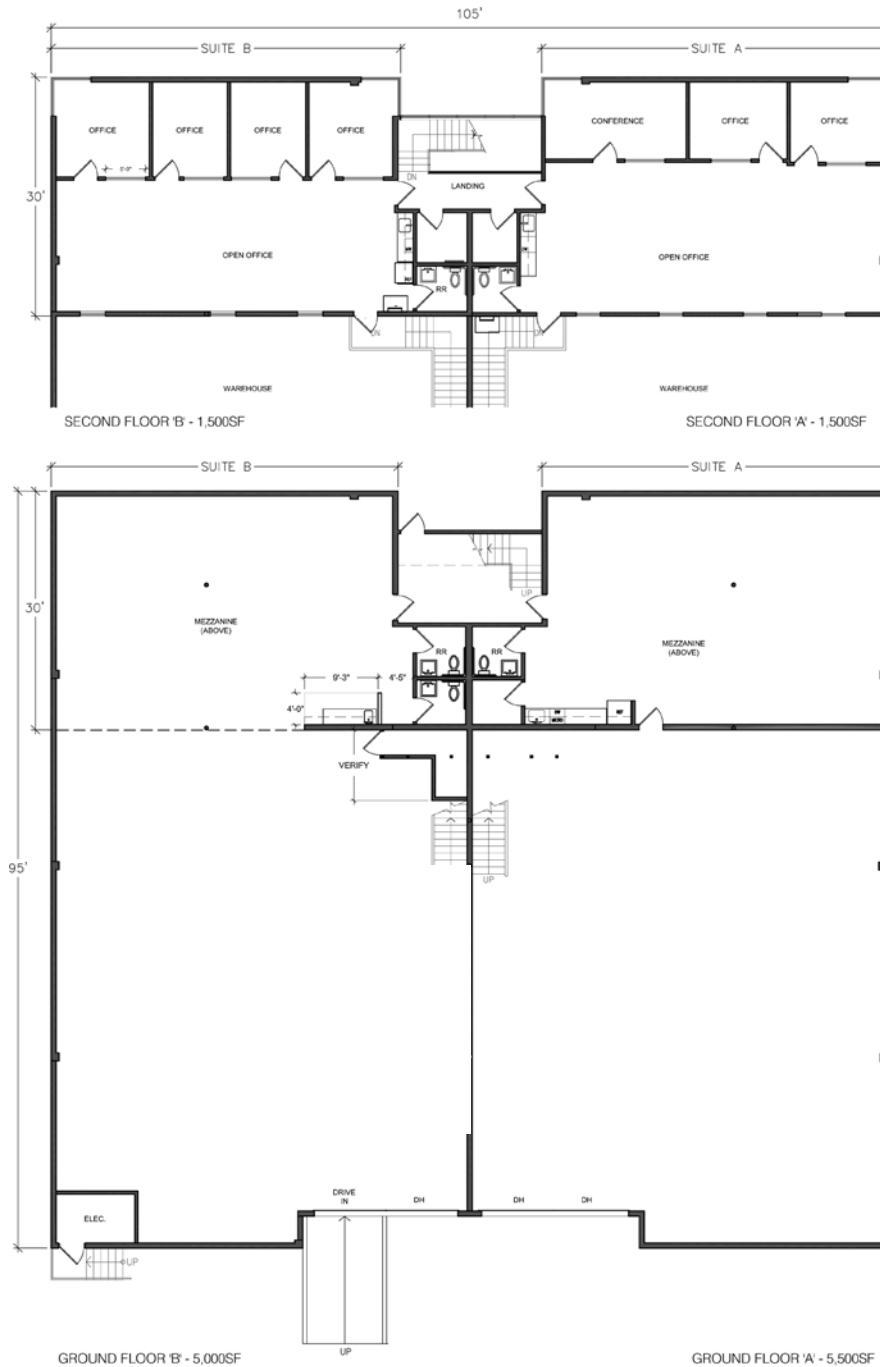


SECOND FLOOR

UNIT B



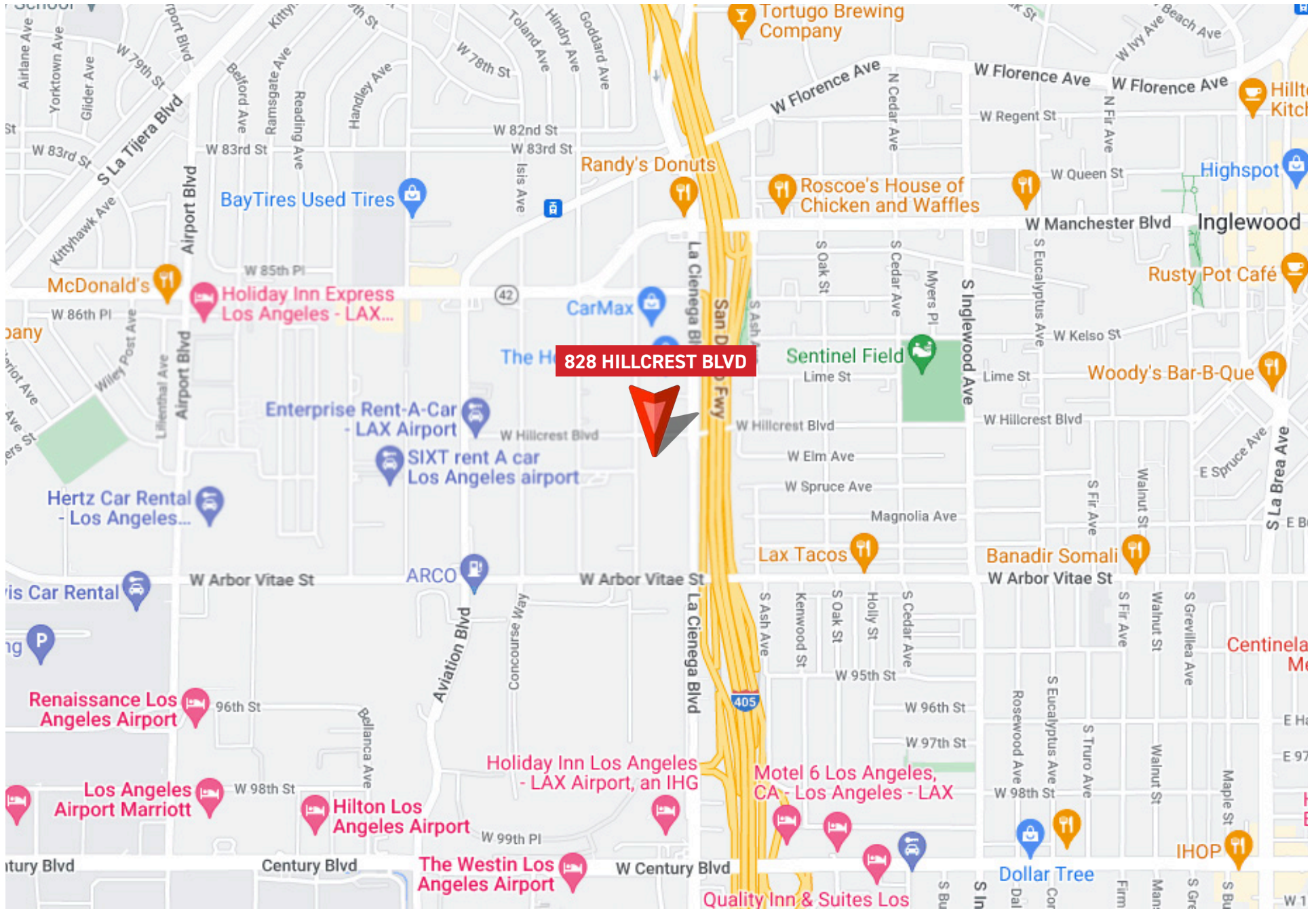
PREMISES



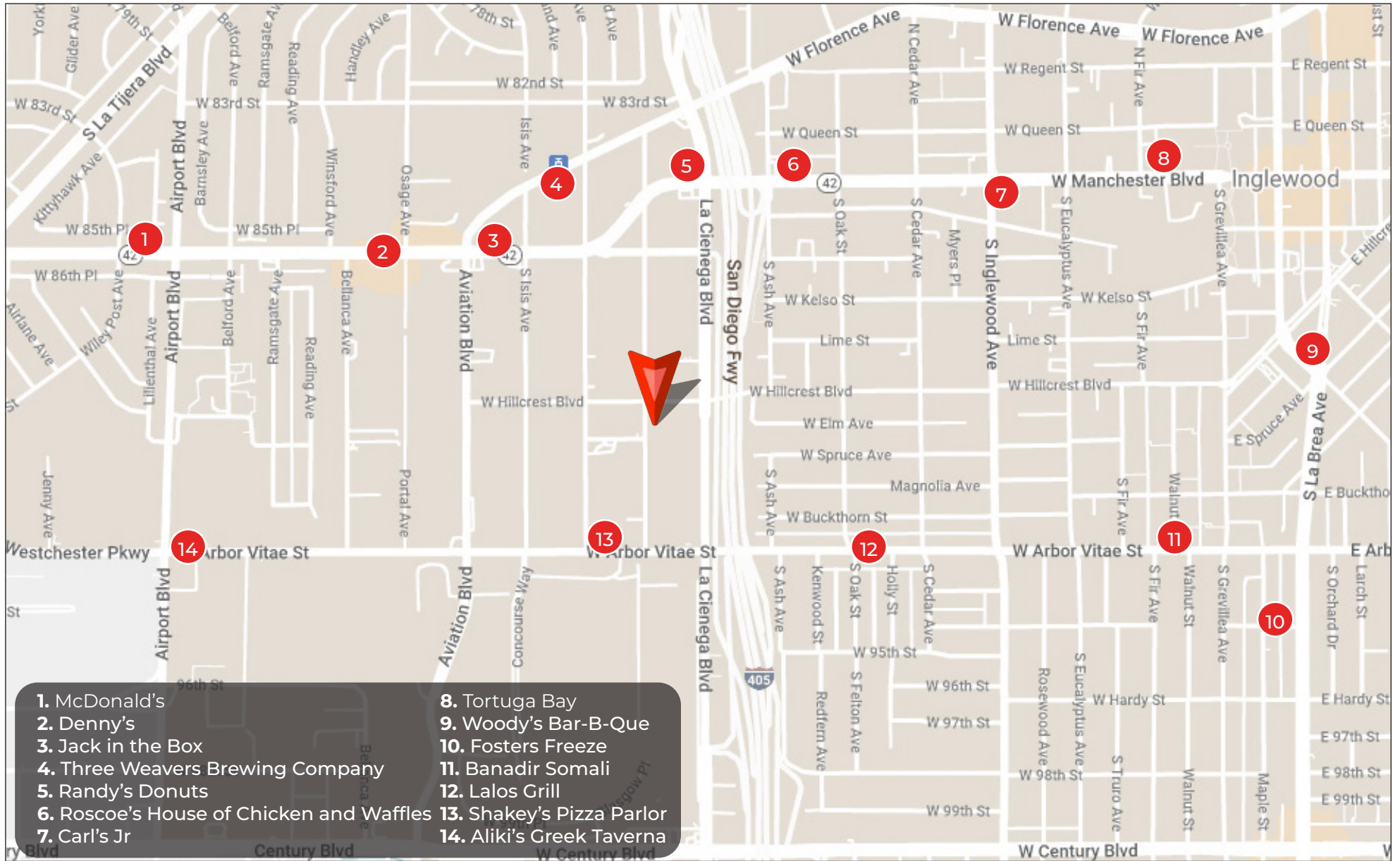
SITE PLAN



LOCATION MAP



NEARBY RESTAURANTS



CONTACTS



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