



828 W. HILLCREST



A DIVISION OF



LEE &
ASSOCIATES

No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease are subject to change or withdrawal without notice.

FULLY RENOVATED DOCK HIGH
WAREHOUSE FOR LEASE

PREMISES ± 6,500-13,000 SF
± 1,500-3,000 SF of Mezzanine Office Space
Suite A and B

RENT \$1.95 NNN + \$0.31 Nets

OCCUPANCY Immediate

TERM 3 - 5 Years

PARKING 8-18 parking spaces Free of Cost

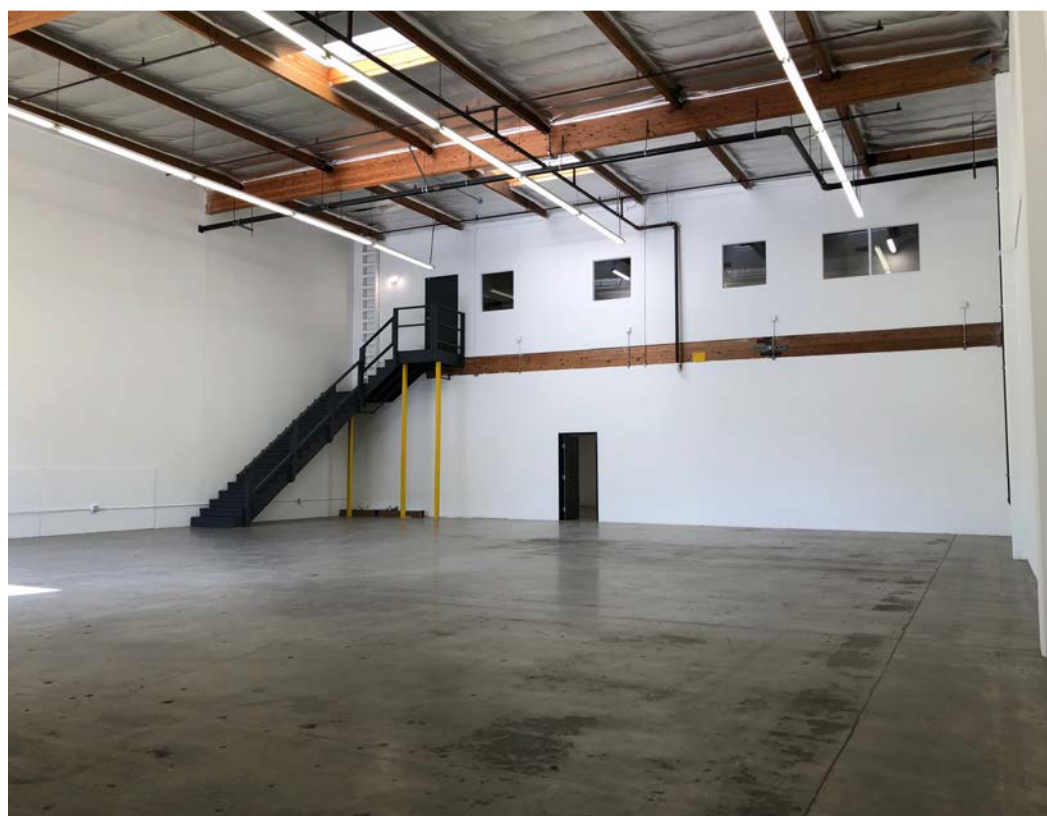
FEATURES

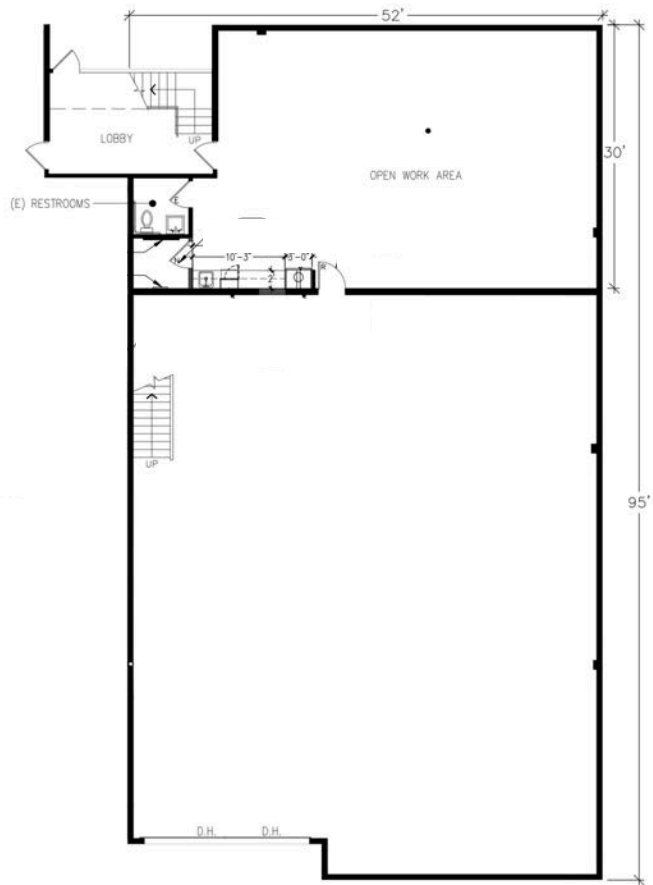
- Conference Room
- Two Private Offices
- Restrooms Upstairs and Down
- Kitchen Upstairs and Down with Stainless Steel Appliances
- 22' Clear Height
- Power: 277/480 phase 3
- No 53' Trucks Allowed
- Two Dock High Positions
- LAX & 405 FWY Adjacent
- Three Dock High Loading doors
- One Ramp

WALKABILITY 75, Very Walkable

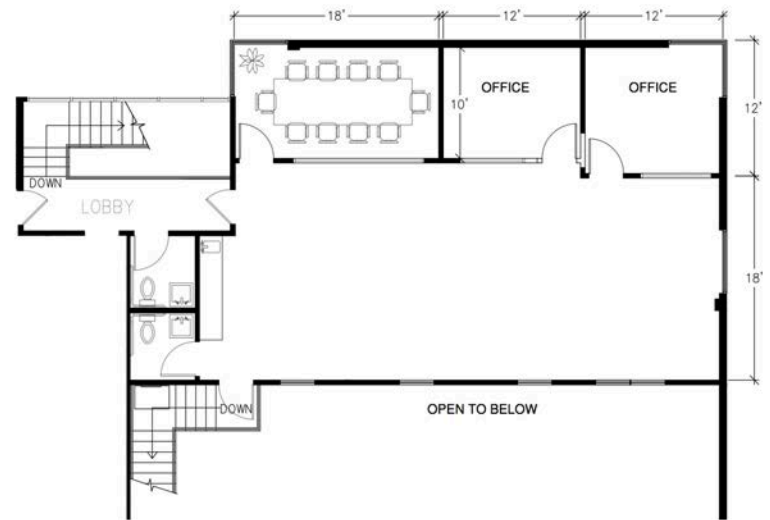
828 W. HILLCREST BLVD
INGLEWOOD, CA 90301





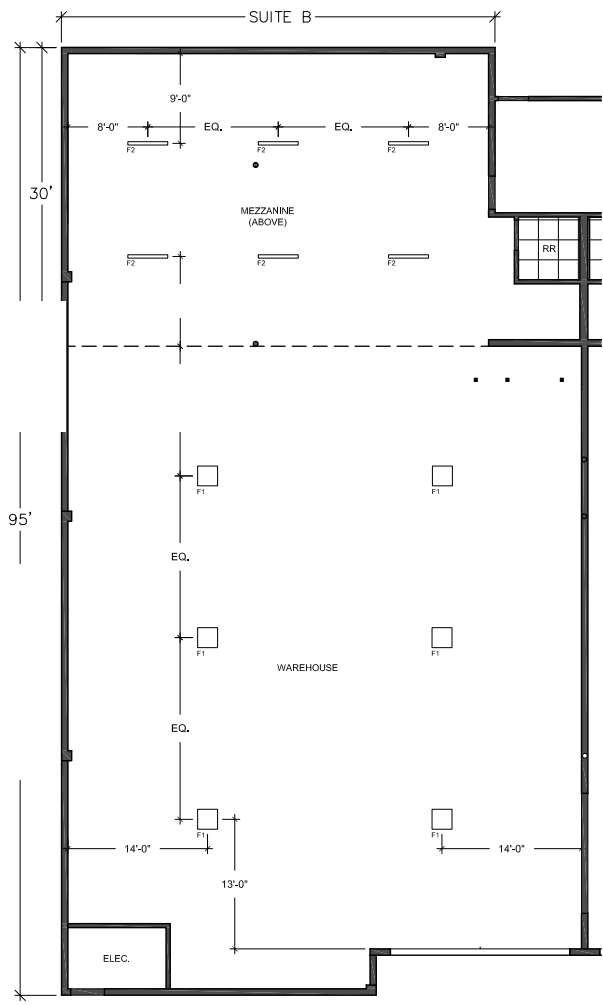


FIRST FLOOR
5,000 S.F.

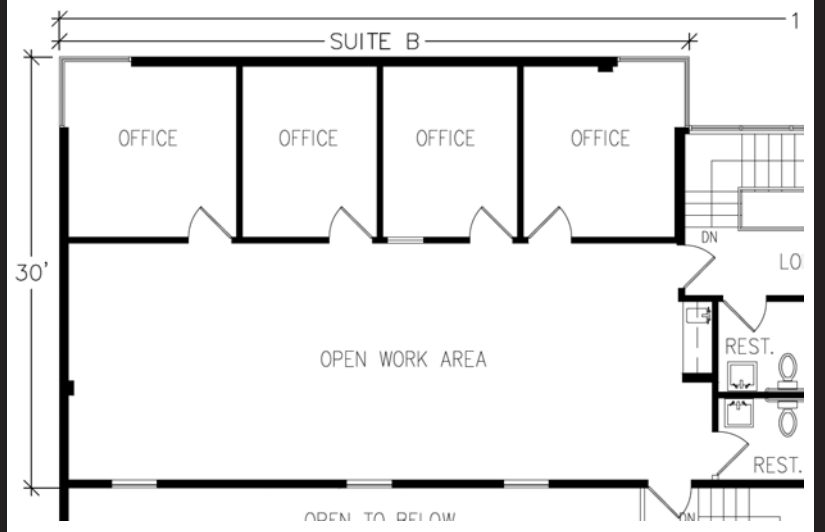


SECOND FLOOR
1,500 S.F.

UNIT A

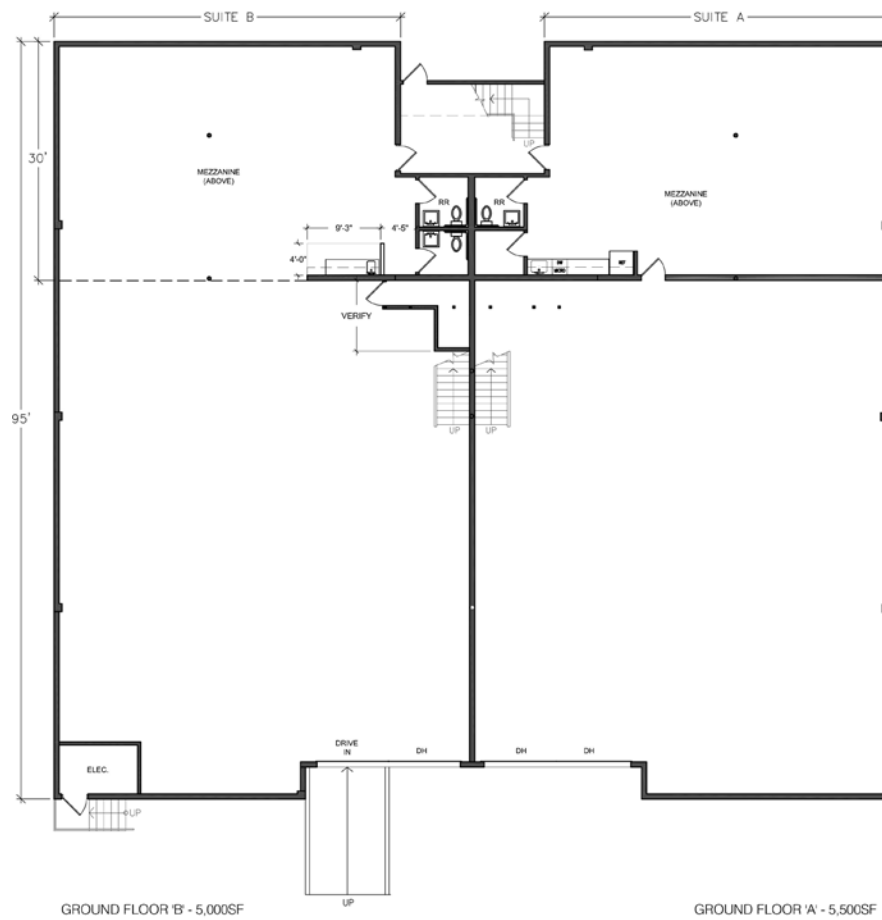
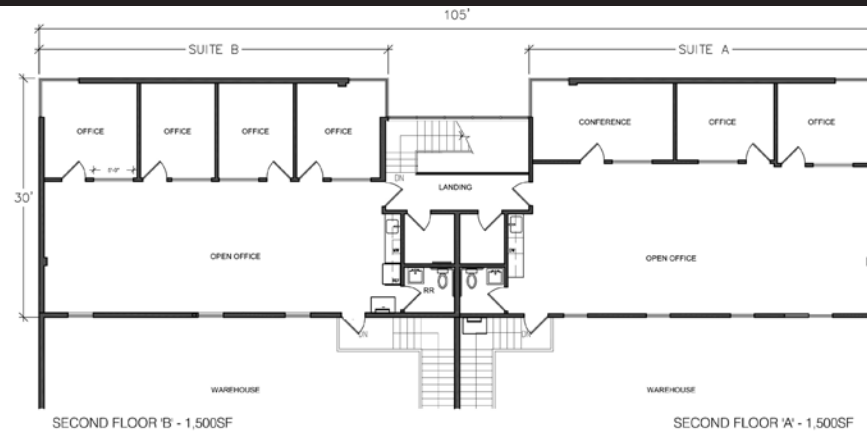


FIRST FLOOR
5,000 S.F.



SECOND FLOOR
1,500 S.F.

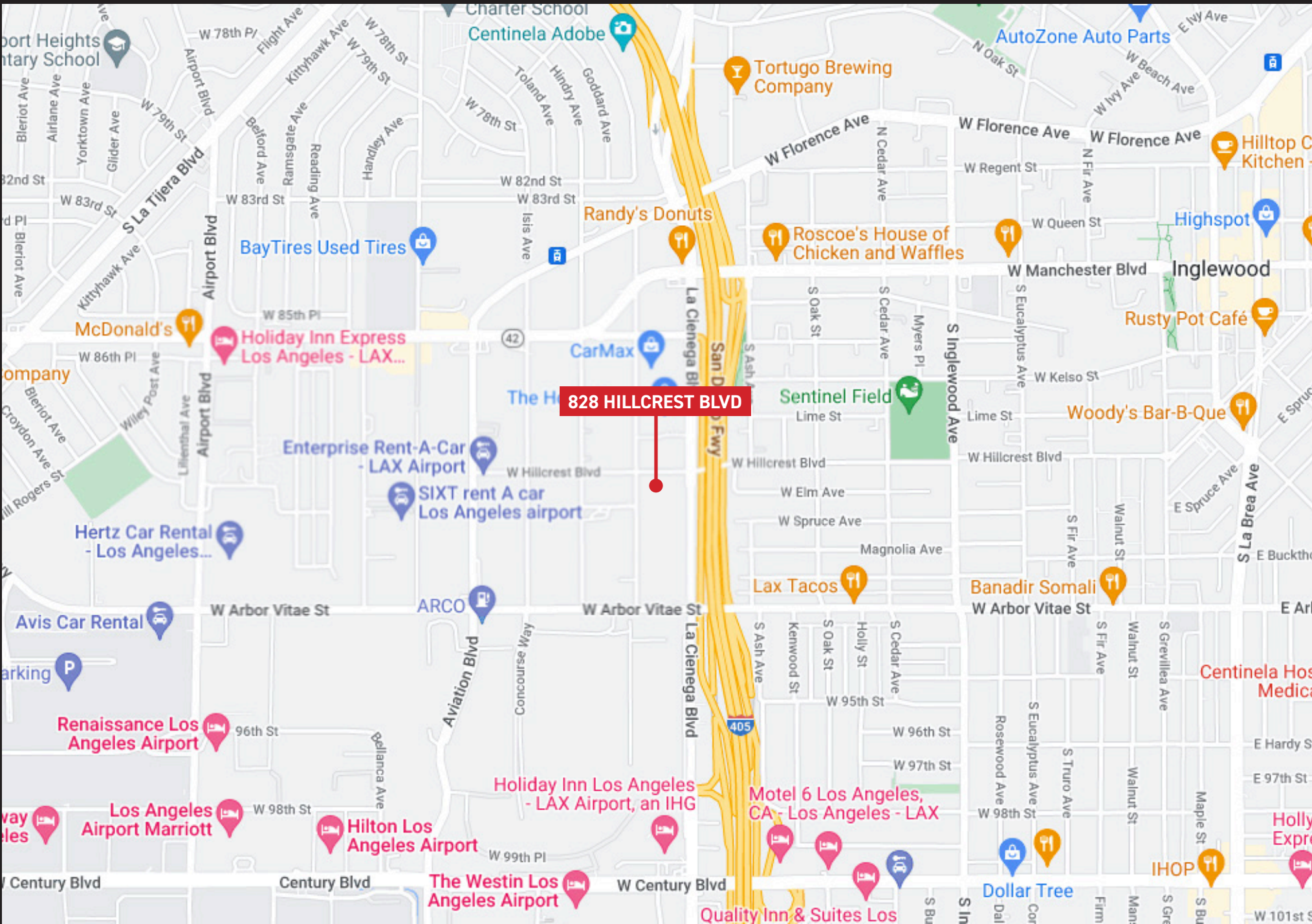
UNIT B



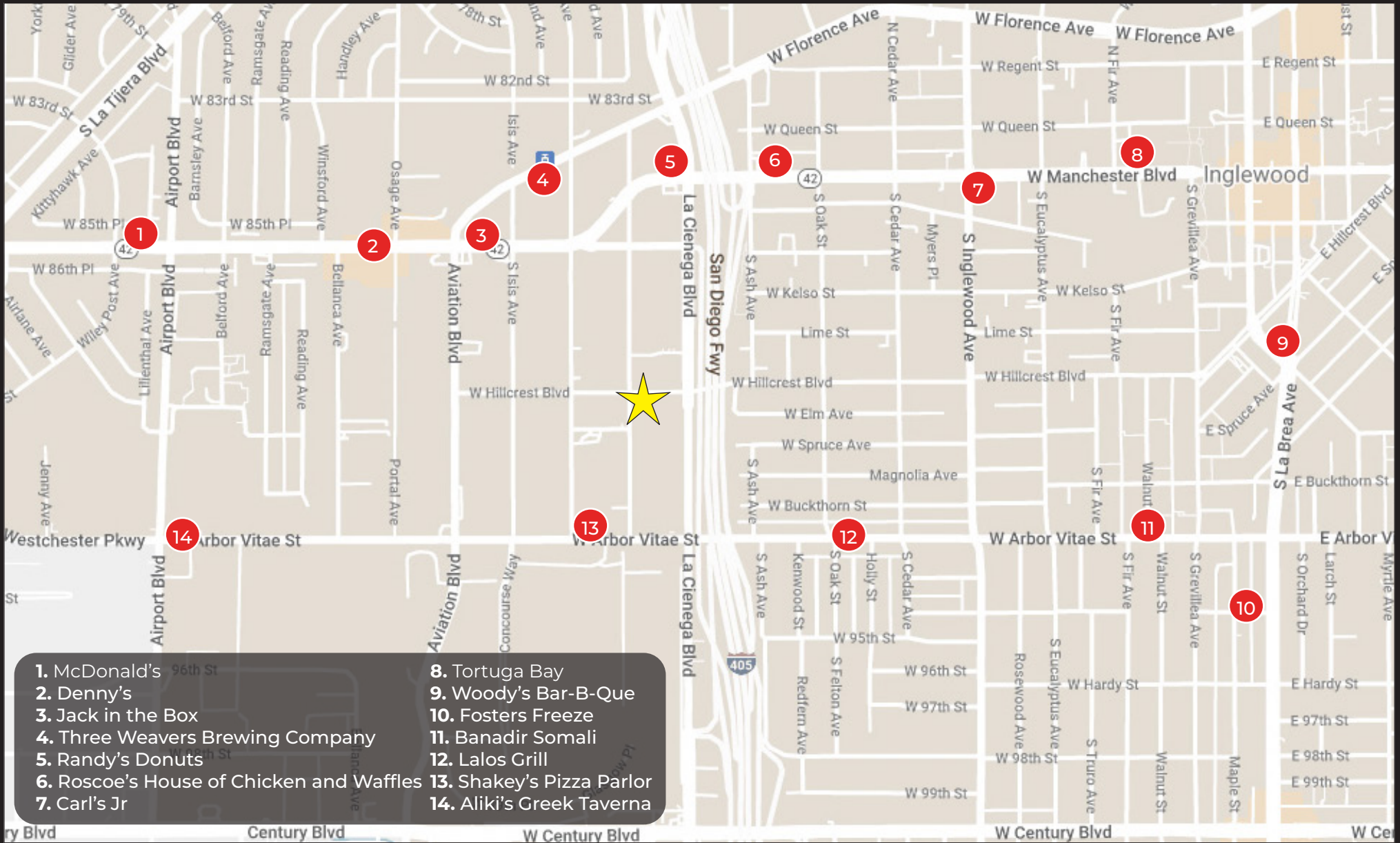
PREMISES



SITE PLAN



LOCATION MAP



NEARBY RESTAURANTS



Gage Danley

310.899.2749

GDanley@LeeWestLA.com

Lic#: 02075191



Alex Rivera

310.899.2742

ARivera@LeeWestLA.com

Lic#: 01328712