

8631

8631 Hayden Pl.,
Culver City, CA 90232

Industrial Space For Lease



A DIVISION OF

**LEE &
ASSOCIATES**

PREMISES ± 76,755 SF (Divisible to 45,187 SF/31,568 SF)

	Unit 8631	Unit 8635
Total Area:	± 45,187 SF	± 31,568 SF
Warehouse:	± 26,623 SF	± 27,061 SF
First Floor Office:	± 9,999 SF	± 950 SF
Second Floor Office:	± 4,608 SF	± 3,557 SF
Storage Mezzanine:	± 2,608 SF	
Patio:	± 797 SF	

OCCUPANCY Immediate

TERM Negotiable

RATE \$2.95 NNN

PARKING Approx: 100 - 120 spaces

POWER 2x 800 Amp 480 Volt 3 Phase, 4 Wire

LOADING 4 Drive-In Docks and 4 Dock-High Loading Doors

ZONING MU - I (Effective 1/1/2025) Mixed Use - Industrial

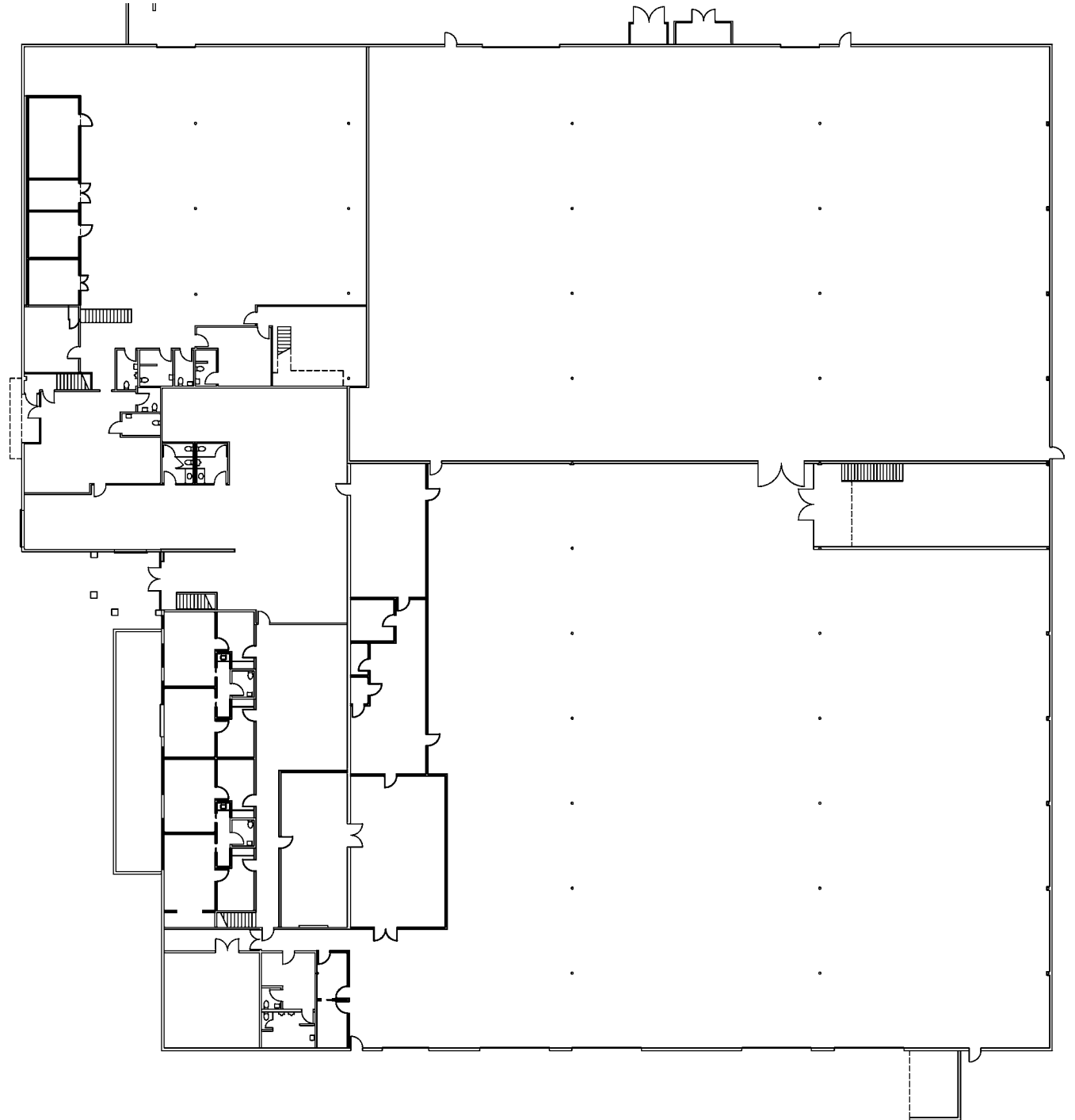
- FEATURES**
- Ceiling Height: Approximately 24'
 - Wide Open Bays
 - Patio Space
 - Close Proximity to Downtown Culver City
 - Located Within Hayden Tract



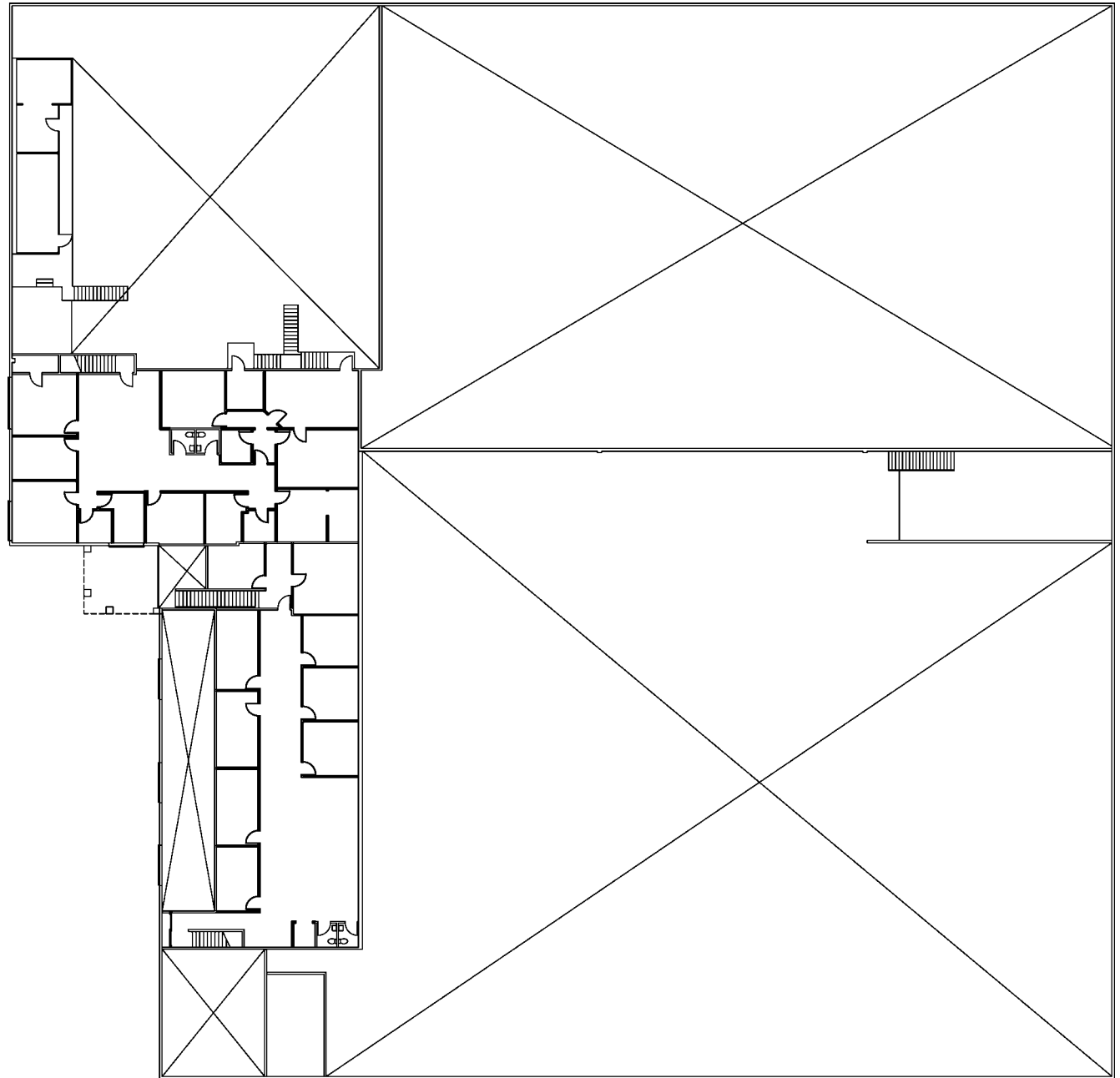




FIRST FLOOR
FLOOR PLAN

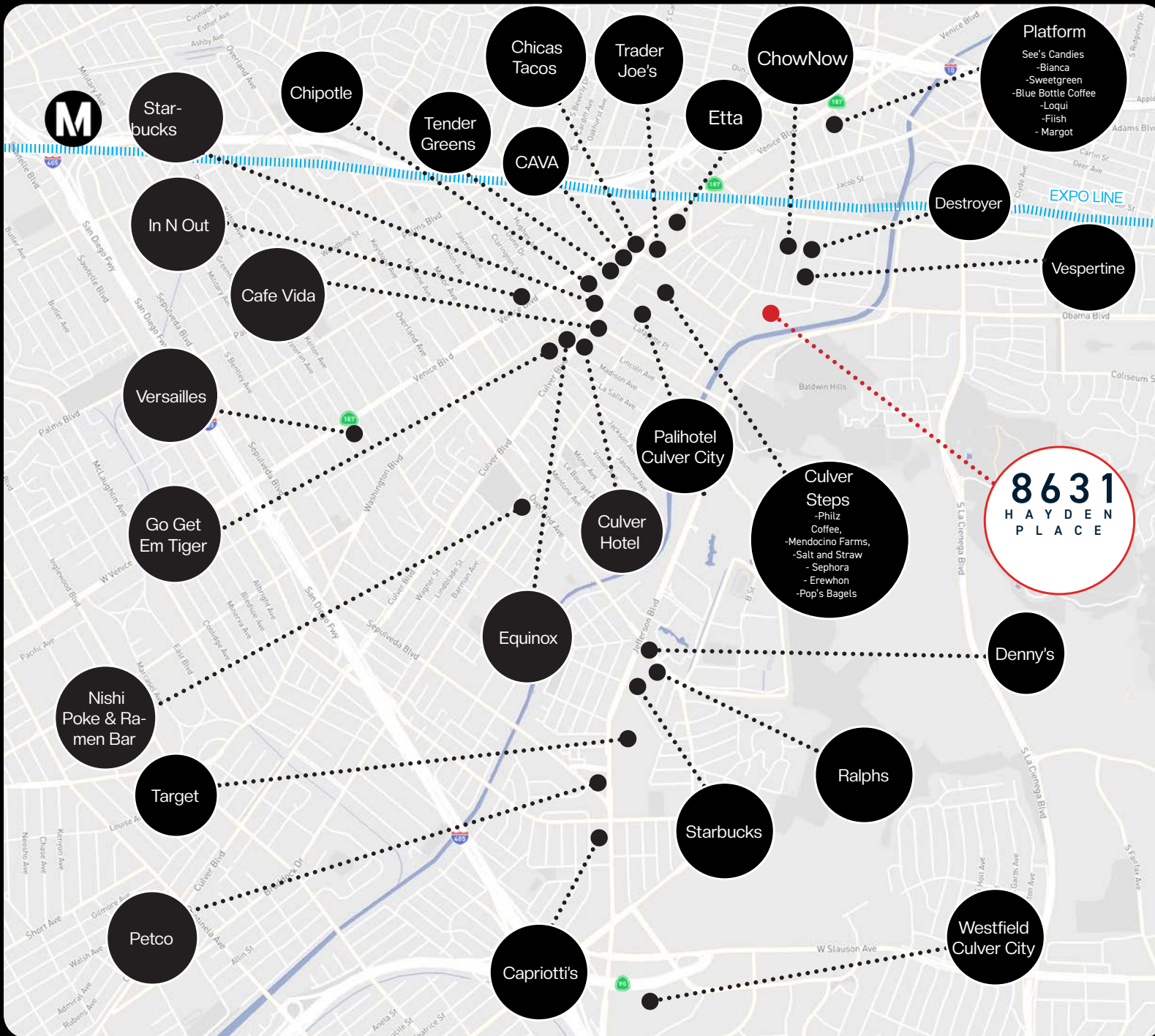


SECOND FLOOR
FLOOR PLAN



TENANT MAP





AMENITY MAP

CONTACT INFORMATION



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