

FOR SALE OR LEASE



4801 Exposition Blvd

3417 Vineyard Ave

4802 W Jefferson Blvd



A DIVISION OF
LEE & ASSOCIATES

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PROPERTY DETAILS



Sale Price	\$13,500,000 (\$502 PSF)
Lease Price	\$1.75/SF, NNN. As-Is
Land Size	± 46,374 SF
Building Size	± 26,886 SF
Zoning	CM - State Enterprise Zone
Parking	Abundant Parking
Property Type	Office/Industrial
APN	5046-011-041, 025, 020
Features	Excess Land Corner Properties Incredible Re-development Potential Short Term Income Producing Bow Truss Industrial Space 3 Roll Up Doors - 2 Ground Level Doors, 1 Doc High (11' x 11') 16' Clear Height Under the Bow Significant Power



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INTERIOR PHOTOS



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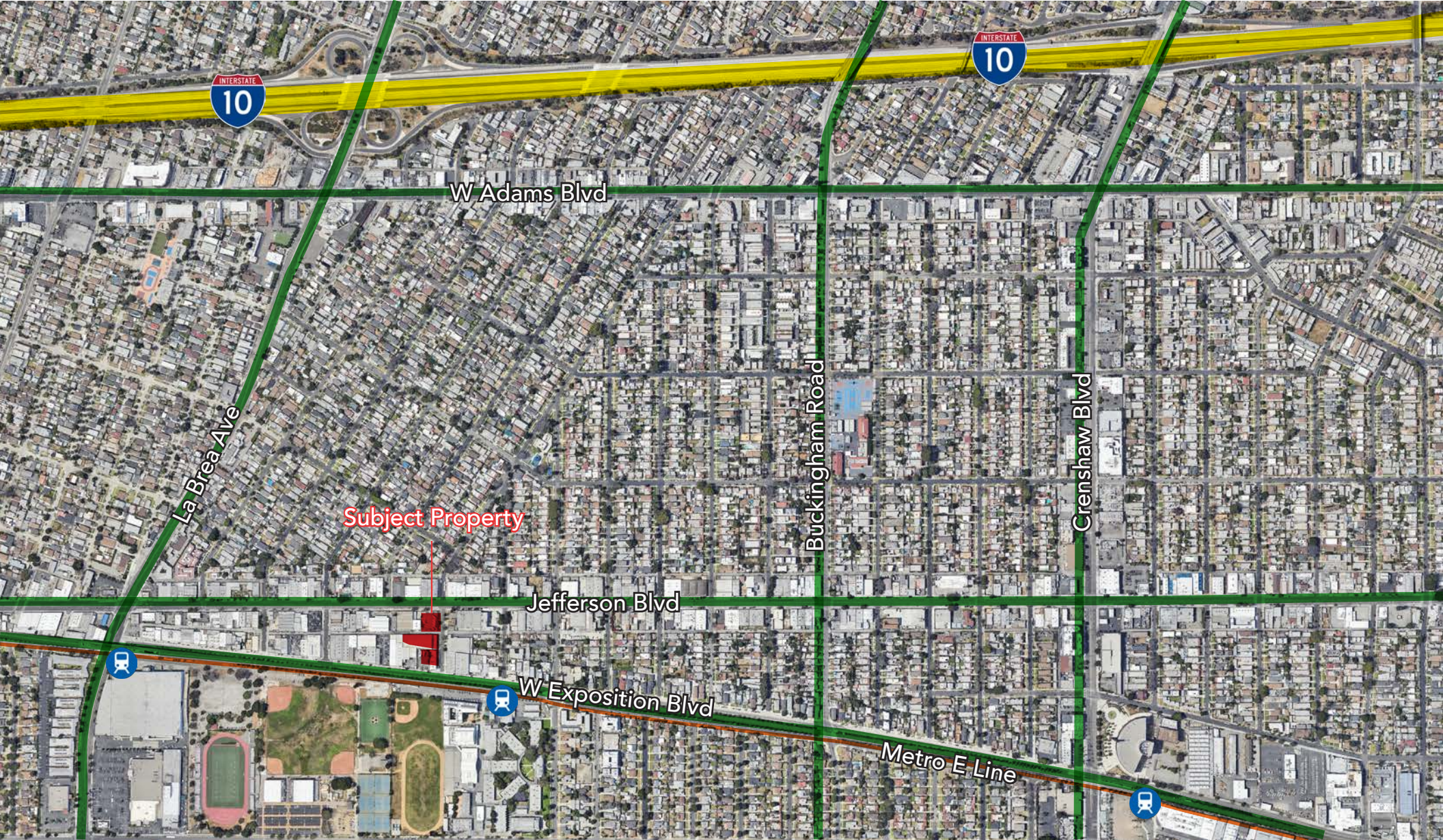
EXTERIOR PHOTOS



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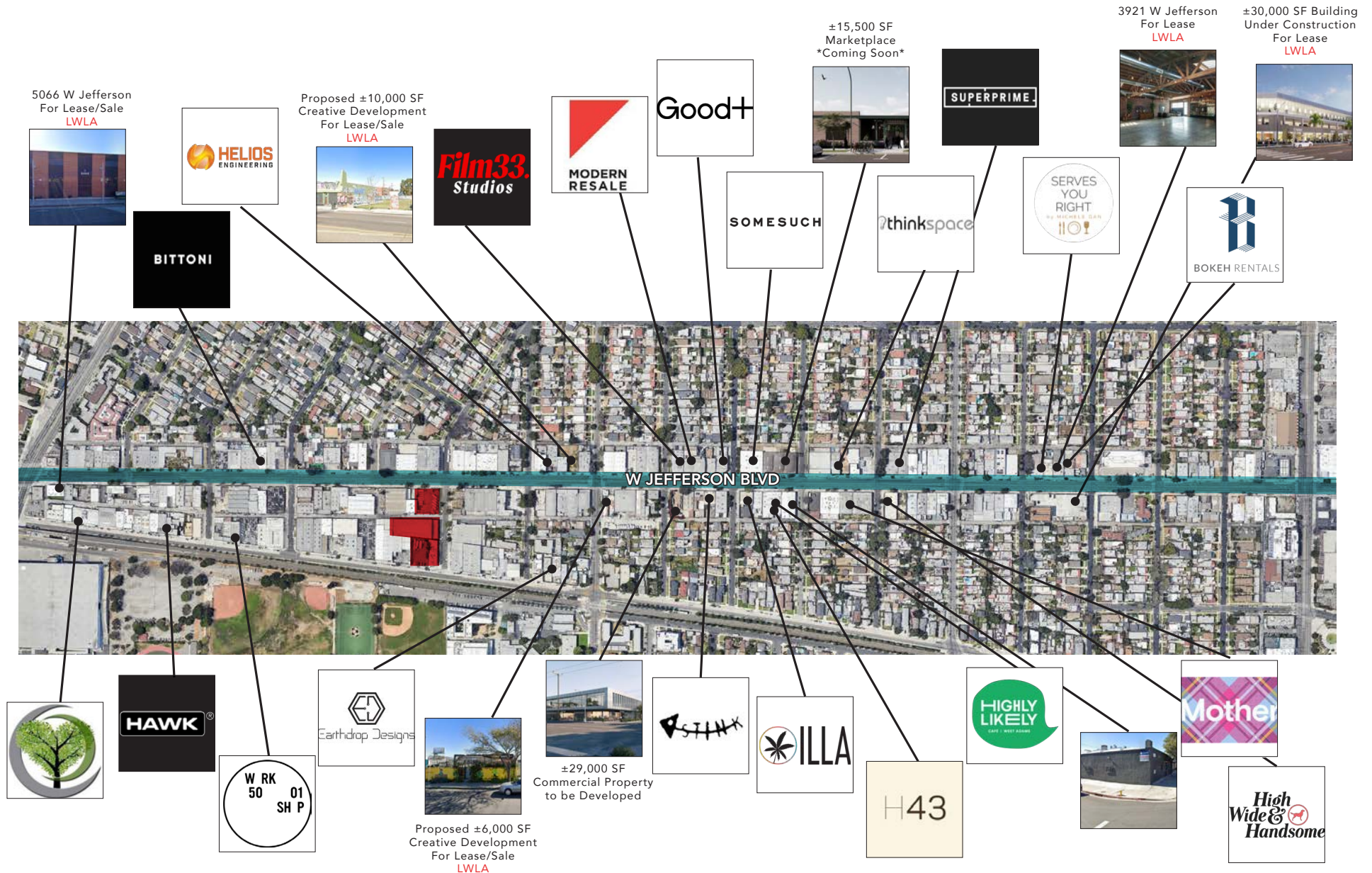
AERIAL MAP



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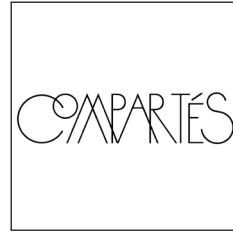
LOCAL TENANTS & DEVELOPMENTS



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NEARBY AMENITIES



CONTACTS



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