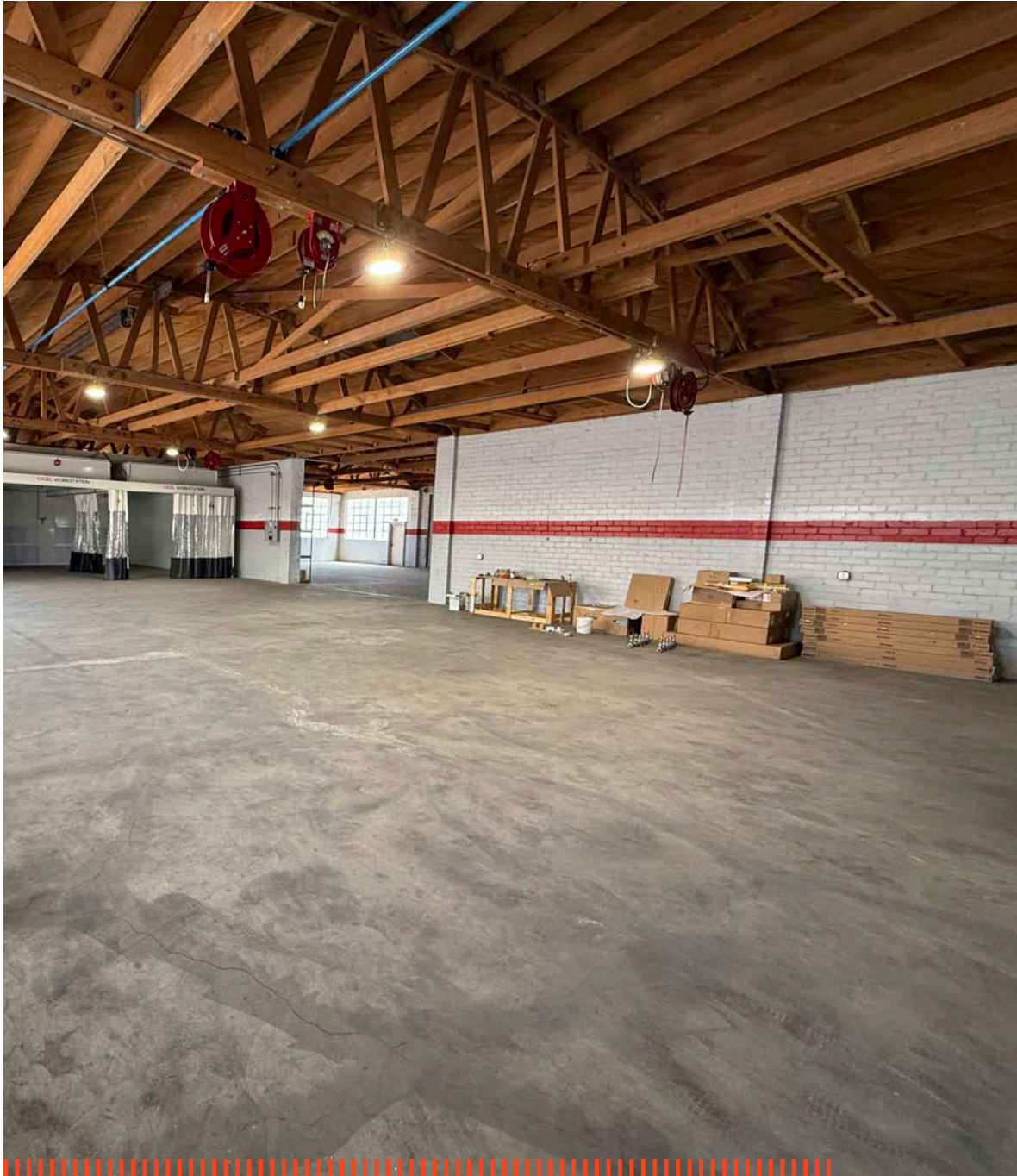


10301 - 10311 S La Cienega Blvd
Los Angeles, CA 90045

± 19,340 SF Two Buildings
for Sale or Lease



PREMISES

10301 S La Cienega Blvd: ± 10,000 SF

10311 S La Cienega Blvd: ± 9,340 SF

Total: ± 19,340 SF

Land: ± 30,007 SF

FOR SALE OR LEASE

Sale: \$8,683,660 (\$449 PSF)

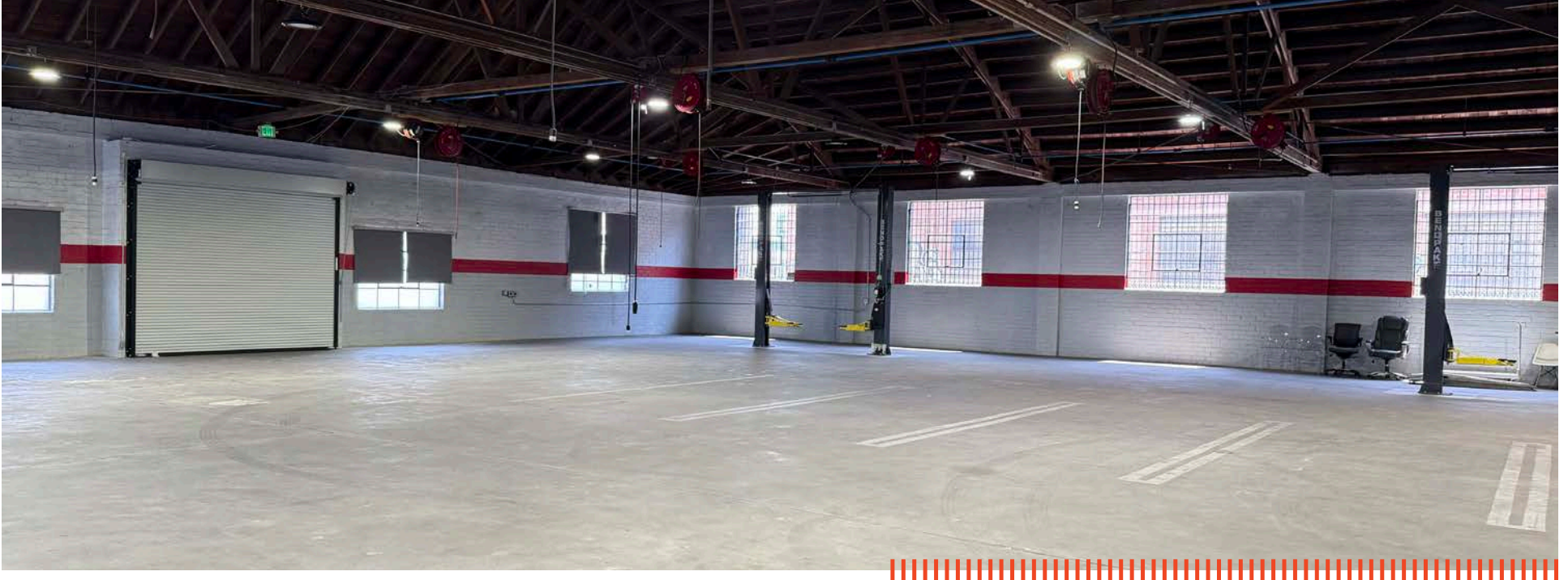
Lease: \$38,487/mo (\$1.99 PSF, Net)

LOCATION

- Prime visibility on S La Cienega Blvd
- Directly adjacency to I-405 Freeway
- Immediate access to Century Blvd on/off ramps
- Minutes from Los Angeles International Airport (LAX)

BUILDING FEATURES

- Fully Permitted for Automotive Use
- New Fully Permitted Spray Booth
- Equipment:
 - Kaeser 10 and 15 HP Air Compressors
 - Car Lifts
 - Automatic Exhaust Systems
 - Heavy Power



List of Equipment and Improvements



10301 S LA CIENEGA BLVD - PAINT DEPARTMENT

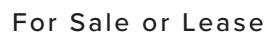
- Two (2) Global Finishing Solution Spray Booths - The Performer XP1
- One (1) Global Finishing Solution Paint Mixing Room
- One (1) Kaeser 15HP Air Compressor with Tank and Dryer
- One (1) 800 AMP Siemens Power Panel
- Distributed Drop Lines for Electric and Compressed Air
- Automated Ventilation System
- Cat 5 Connectivity

10311 S LA CIENEGA BLVD - BODY REPAIR DEPARTMENT

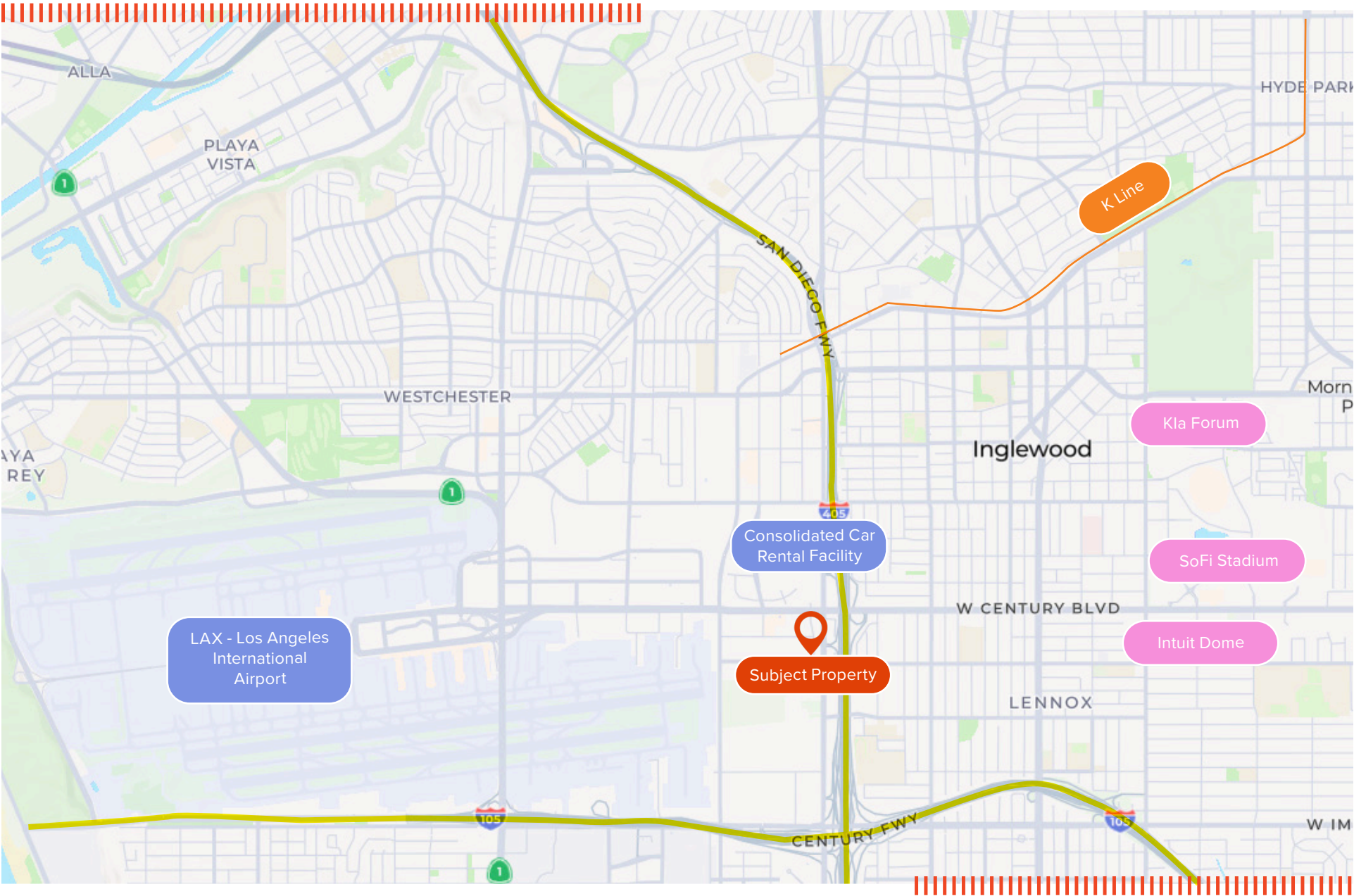
- Four (4) Bendpak 10,000 lbs Car Lift
- Kaeser SM15 (Sigma) Compressor System
- One (1) 400 AMP Siemens Power Panel
- Capacity for additional 800 AMP
- One (1) Kaeser 10HP Air Compressor with Tank and Dryer
- Distributed Drop Lines for Electric and Compressed Air
- Automated Ventilation System
- CAT 5 Connectivity
- Celette Griffon Bench

THESE PROPERTIES WERE COMPLETELY RENOVATED FOR BODY SHOP USE. IMPROVEMENTS AND UPGRADES:

- New office and Restrooms
- 100% ADA Compliant
- Wrought Iron Fencing Surrounding the Property
- Numerous Ground Level Loading Doors
- Multiple Ingress and Egress Points on La Cienega Blvd. and Glasgow Place









Gage Danley

gdanley@leewestla.com

310.899.2749

DRE: 02075191

Ron Rader, SIOR

rrader@leewestla.com

310.245.2200

DRE: 00452728

Jeffrey Politz

jpolitz1@aol.com

310.287.2800 x 102

DRE: 01132270



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.