

Industrial Warehouse/Manufacturing Building **13413 S. BROADWAY**



LOCATION:	13413 S. Broadway, Los Angeles, Ca 90061
SIZE:	8,924 +/- sq ft of building on 16,117 +/- sq ft of land
RENTAL RATE:	\$12,950.00 per month, MG (\$1.45 per sq ft)
AVAILABLE:	Immediate
PARKING:	Comes with six (6) +/- parking spaces and a secured rear lot with ample street parking available
COMMENTS:	 * M-zoned property * 14 ft height clearance with two front (2) loading doors (11x13) and two (2) rear loading doors * Approximately 1,100 +/- sq. ft. with two (2) private offices, reception and waiting area * 240 V/3 phase power w/400 amps* * Four (4) restrooms * Prior use was a Paint Coating Company with an H-2 room
FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:	
Richard L. Paley richard@paleycommercial.com	

*Lessee to Verify

DRE: 00966353

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.