

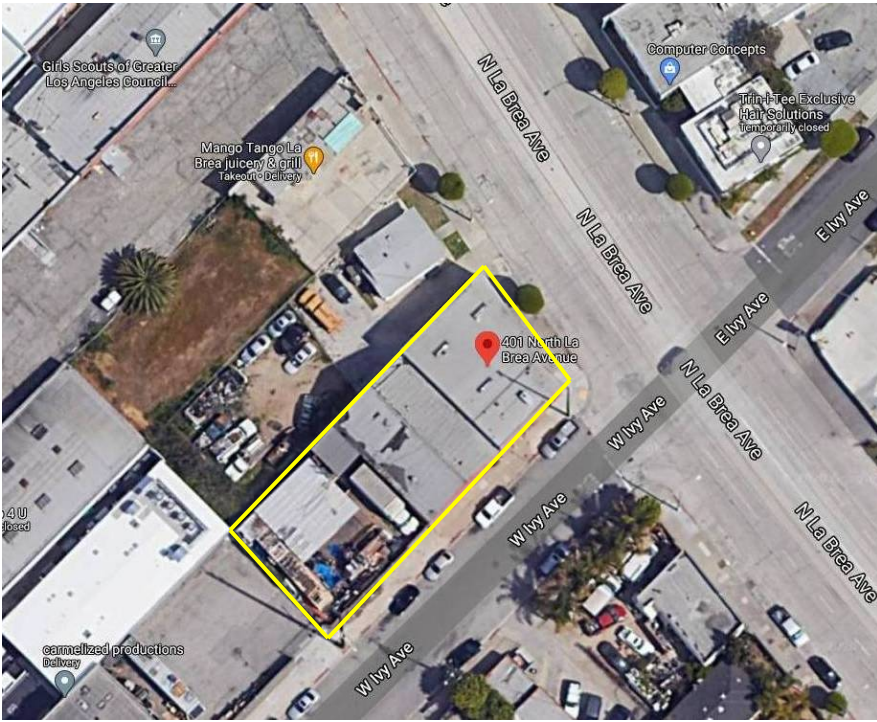


Corner Flex Building for Lease

401 N. La Brea Ave. Inglewood, CA 90302

For Lease: \$1.95 PSF Modified Gross

- Located along highly trafficked La Brea Blvd at the corner of Ivy- only 1.5 miles from the new Rams SoFi Football Stadium.
- Includes a large fenced yard with metal overhang (9-10' clearance) with two access gates. Includes APN 4016-024-007.
- Front reception area, private office, two warehouse offices, two restrooms, usable mezzanine area and open warehouse space.
- Clear height ranges from 16.5' to 22' in warehouse areas, dock high loading with ramp, 400 AMP 120/240 Volt power and skylights.
- Close access to 405, 110 and 105 freeways.
- Zoning is C3- Heavy Commercial zoning allows retail, wholesale, flex, automotive repair, light manufacturing, etc. Check with city for permitted uses.
- Excellent signage on front façade of building with good visibility.



Population Estimates				
	1 Mile	3 Miles	5 Miles	
Population (2018)	45,775	267,427	289,521	
Median HH Income	\$46,263	\$57,520	\$59,117	
Traffic Count	La Brea & Ivy: 34,451			

All information deemed reliable but not guaranteed. Lessee/Broker to verify use, square footage and other information.



Top Commercial Realty

Linda Vidov, CA Broker Lic#1715788

100 W Lemon Ave Suite 101 • Monrovia, CA 91016

o: 626.358.8287/c: 626.399.3715 • Linda@TopComRealty.com • www.TopComRealty.com