

**Available SF:** 98,000

**Total Building SF:** 98,000



**Address:** 6700 S Avalon Blvd, Los Angeles, CA 90003-1920  
**Cross Streets:** E Gage Ave / S Avalon Blvd

**Exceptional User / Development Opportunity  
 300 Feet Of Frontage On Avalon Blvd.  
 1 Mile From 110 Freeway  
 Fully Sprinklered / 11,000 Sq. Ft. 2nd Floor Space  
 Possession Upon Close Of Escrow**

**Lease Rate/Mo:** \$48,500  
**Lease Rate/SF:** \$0.49  
**Lease Type:** Gross  
**Terms:** 5 Years W/COLA'S  
**Price/SF:** \$110.00  
**Sale Price:** \$10,780,000  
**Taxes:** \$91,532, 2016  
**Available SF:** 98,000  
**Minimum SF:** 98,000  
**Prop Lot Size:** 145,915 SF / 3.35 AC  
**Yard:** Paved  
**Zoning:** LAM2

**Construction Type:** Brick/Block  
**Const Status/Year Blt:** EXIST / 1925  
**Sprinklered:** Yes  
**Ground Lvl Drs/Dim:** 3 / 1-22x12 2- 16x17  
**Dock High/Dim:** 0 / --  
**Clear Height:** 13  
**Heat/Cool:** Heating Ventilation AC  
**Roof Type:** Unlam WB F  
**A:** 3000 **V:** 120/240 **Ø:** 3 **W:** 4  
**Parking Spaces:** 124 /Bldg Ratio: 1.3:1  
**Rail Service:** No  
**Specific Use:** Light Industrial

**Office SF / #:** 5,370 / 7  
**Restrooms:** 16  
**Office Air:** No      **Office Heat:** No  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**To Show:** Call Agent  
**Region:** LA Central/Outside Submarket Area  
**Thomas Guide:** 674-D1  
**APN#:** 6007-018-012

**Listing Company:** S.D. Herman Company - Los Angeles (213) 747-6531

**Agents:** Greg Herman (213) 747-6531x320

**Property/Listing/Ste #:** 708695/1744705/2767094

**Listing Date:** 10/18/2016

**FTCF:** CB250N000S250/AOAA

