

# FOR LEASE

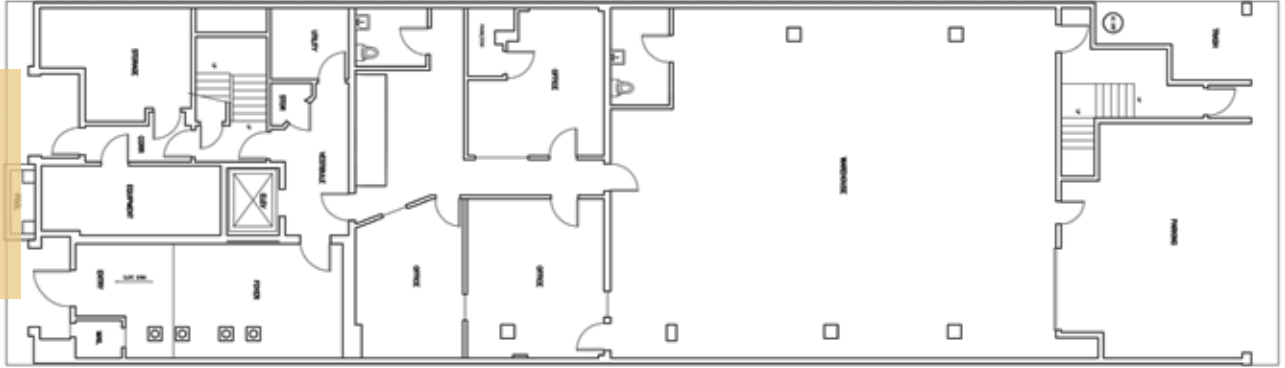
REMODELED WAREHOUSE IN GREAT WEST L.A. LOCATION

2034 Cotner Avenue, Los Angeles, CA 90025



**310.839.3333**  
Lancelotcommercial.com

**FIRST FLOOR**



3,500 SF • \$ 2.85 NNN • Fully air-conditioned warehouse



## GROUND FLOOR WAREHOUSE IN 4-STORY BUILDING:

- 3,500 SF Fully air conditioned warehouse and office
- Large ground-level loading door off alley
- Space includes approximately 1,000 SF of office including private kitchen, 2 private restrooms
- Included 2-3 car parking in rear plus up to 10-car parking across the street
- Use office building frontage to access customers
- Mostly clear span space with modern, high clear offices
- Tenant pays utilities, janitorial, property tax, and fire insurance



**LANCELOT**

Commercial Industrial Brokerage

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