

FOR LEASE

HIGH-IMAGE CORPORATE DISTRIBUTION WAREHOUSE BUILDING

5300 Alla Road, Los Angeles, CA 90066



LANCELOT
Commercial Industrial Brokerage



Space Available	+/-70,000 SF
Rental Rate	\$2.45 PSF + NNN
Parking	+/-150 Spaces

PROPERTY HIGHLIGHTS

- Former Sony Prop Storage Building
- +/-70,000 SF -- 5,000 SF 2-Story Office Space and +/- 65,000 SF Warehouse Area
- +/-25,000 SF Bonus Mezzanine Former Prop Storage (Can Be Converted to Additional Warehouse Space)

**Square Footage Approximate –
Tenant to Independently Verify*

LANCE LEVIN, PRESIDENT

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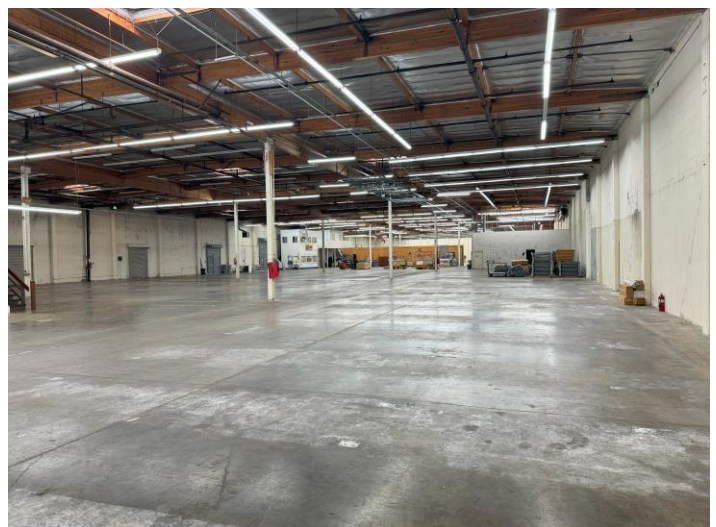
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**Minimum 22' - 23' Warehouse
Ceiling Clearance Throughout**



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WAREHOUSE OVERVIEW

- Iron Fencing Surrounds Premises Securing a Private Compound Accessible via Driveway With Electronic Gated Entry
- 4 High-Loading Docks With Roll-Up Doors
- 8 Ground Level Roll-Up Doors
- 15' Covered Loading Door Canopy Affords Efficient Loading + Additional Bonus Storage



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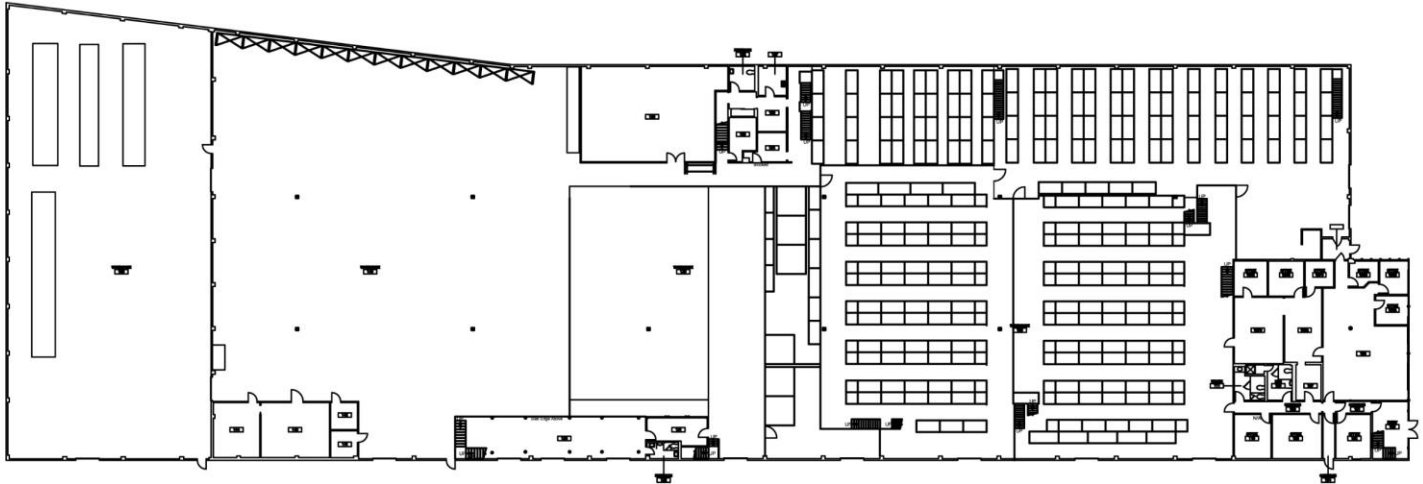
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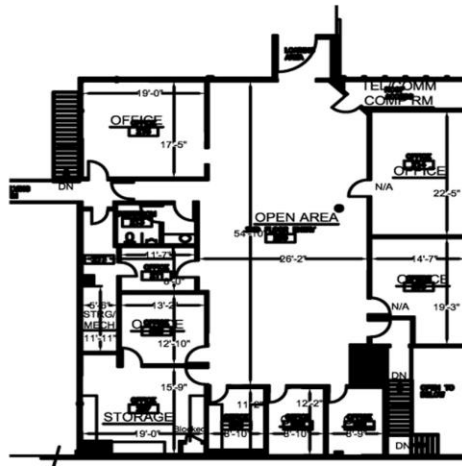
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FIRST FLOOR LAYOUT



SECOND FLOOR OFFICE



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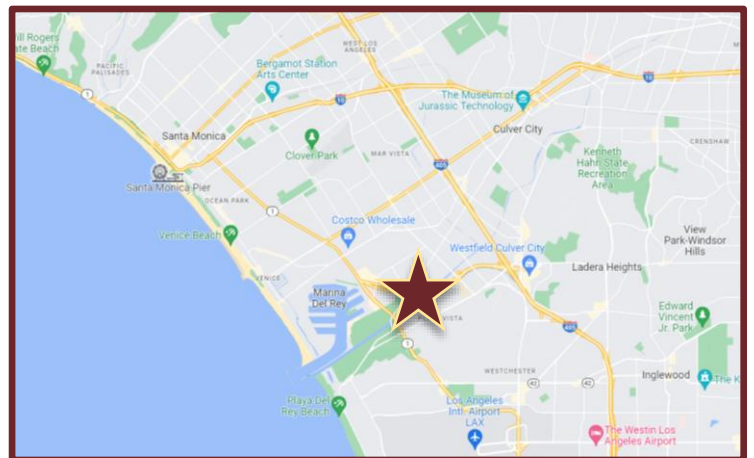


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LOCATION HIGHLIGHTS

- Corporate Neighbors Include Deutsch, Home Depot, Microsoft, Verizon + Irwin Naturals
- Walking Distance to the Runway at Playa Vista
Featuring a Broad Range of Popular Restaurants + Shops



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