

FOR LEASE

APPROX. 12,400 SF FREESTANDING
INDUSTRIAL BUILDING WITH PRIVATE GATED YARD

4620 W. Jefferson Blvd, Los Angeles, CA 90016



LANCELOT
Commercial Industrial Brokerage



Space Available : +/-12,400 SF
Rental Rate : \$2.50-\$1.65 PSF + NNN
Parking : +/-20 Spaces

PROPERTY HIGHLIGHTS

- High Identity Corner Location on Jefferson Boulevard Just East of Culver City in West Adams Arts District
- Ideal Building For Design and Manufacturing Operations, Including Art, Clothing, Architecture, or Other Creative Oriented Uses.
- +/-12,400 SF 2-Story Building Divisible, Taking The Upstairs (+/-6,200 SF) or the Downstairs (+/-6,200 SF)
- Bonus +/-1,100 SF Shed Offers Potential Additional Covered Parking or Storage
- Property Includes Gated Parking Compound For 20+ Cars

**Square Footage Approximate –
Tenant to Independently Verify*

LANCE LEVIN, PRESIDENT

Lance@LancelotCommercial.com
DRE#01128388
Off: 310.839.3333 ext 220
Fax: 310.839.3382



\$2.40 + NNN: +/- 12,400 SF Full Bldg
\$1.65 + NNN: +/-6,200 SF Upstairs
\$2.50 + NNN: +/-6,200 SF Downstairs
Available 3rd or 4th Quarter 2023



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- Interior Offers Excellent Natural Light, Exposed Wood Elements, Large Windows, Skylights + Heavy Duty Power Supply. **Call Regarding Existing Freight Elevator*



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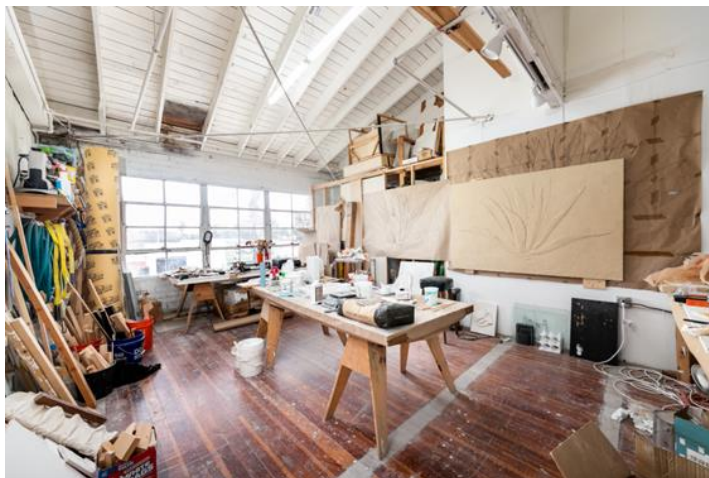
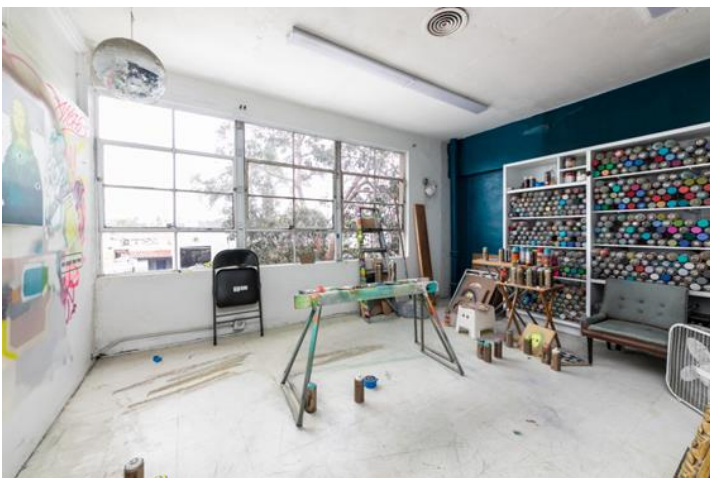
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- Kitchenette + Bathroom



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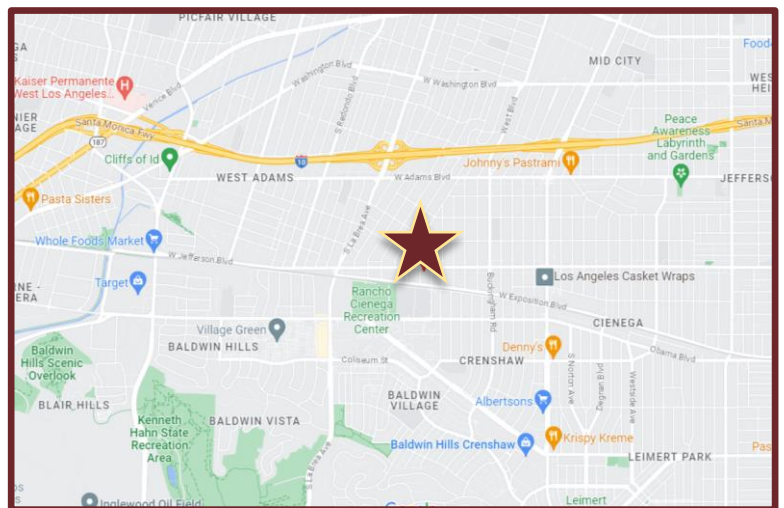


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LOCATION HIGHLIGHTS

- Located Along Hugely Trendy, Hipster Haven Stretch of Jefferson Boulevard
- 3 Blocks West of Famed Highly Likely café
- Approximately 1.5 Miles East of Culver City



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