

# FOR LEASE

## APPROX. 4,923 SF CREATIVE WAREHOUSE BUILDING

5719 W. Adams Blvd, Los Angeles, CA 90016



**LANCELOT**  
Commercial Industrial Brokerage



Space Available : +/-5,051 SF  
Office Space : +/-1,000 SF  
Rental Rate : \$2.35 PSF Monthly + NNN

## PROPERTY HIGHLIGHTS

- Clean Building Interior With Clear Span + Creative Space
- 18' Ceiling
- Warehouse Space With High-Gloss Polished Floors
- Evaporator Cooled (Swamp Cooler) + 4 Mini Split A/C Units in the Warehouse Area
- Gated Rear Yard + Alley
- Air-Conditioned Offices
- 3 Bathrooms
- Newly Added Kitchen
- Recently Painted
- Wiring Enclosed in Conduit

### LANCE LEVIN, PRESIDENT

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



*\*Square Footage Approximate –  
Tenant to Independently Verify*



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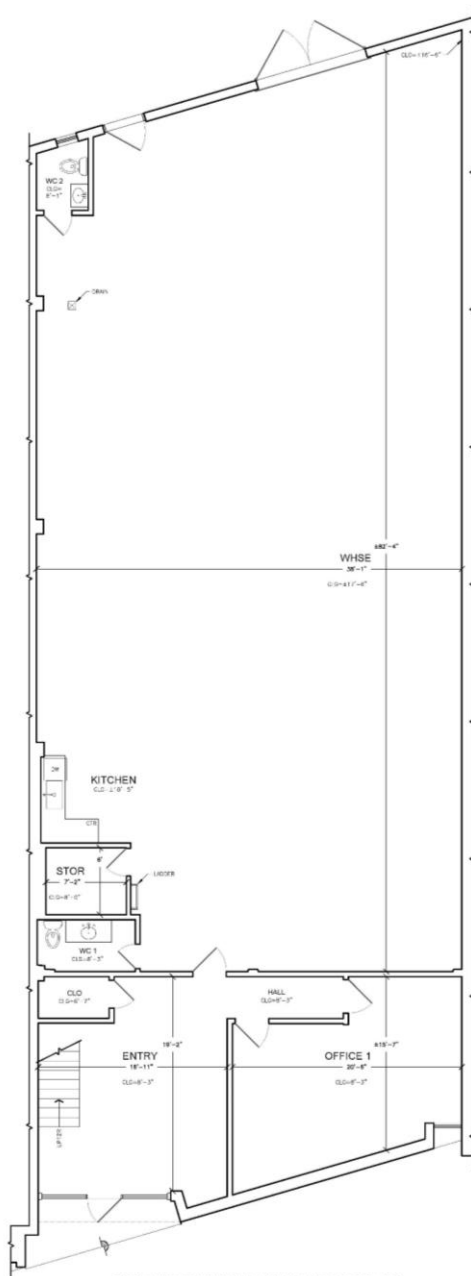
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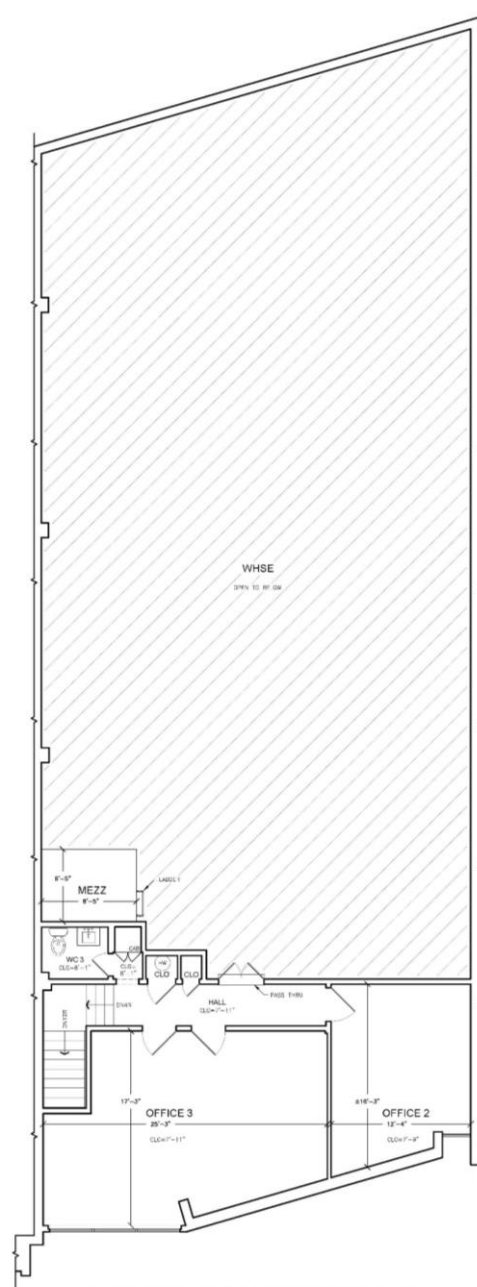


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## LOWER + UPPER-LEVEL FLOOR PLANS



1 EXISTING ENTRY LEVEL FLOOR PLAN  
3,823 SQFT INTERIOR  
89 SQFT EXTERIOR



1 EXISTING SECOND LEVEL FLOOR PLAN  
1,099 SQFT INTERIOR



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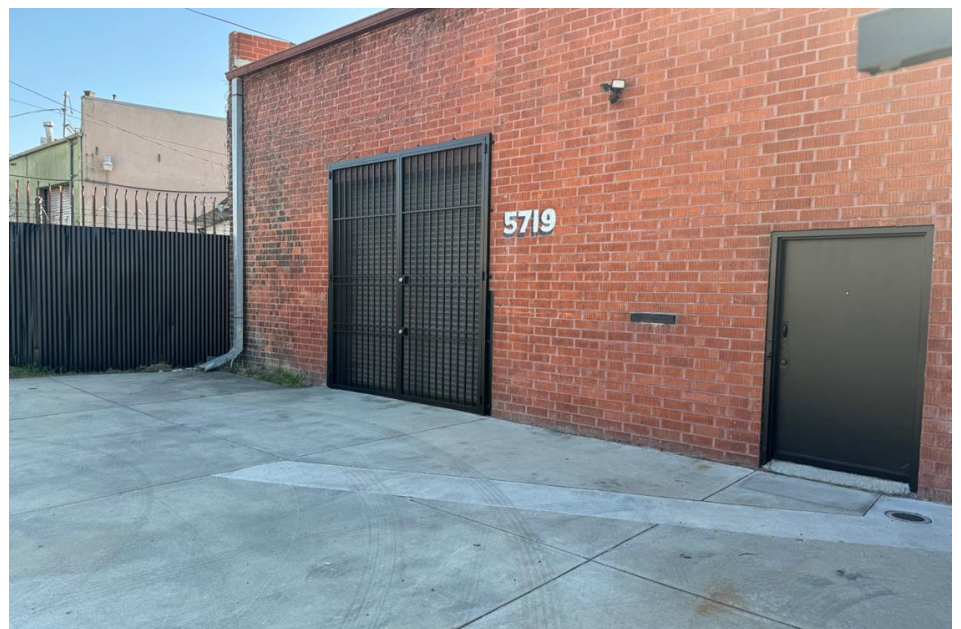


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## BUILDING ENTRY



## LOADING DOOR + GATED REAR YARD



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**WAREHOUSE SPACE**



**RECENTLY PAINTED + WIRING  
ENCLOSED IN CONDUIT**



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1539 SAWTELLE BOULEVARD, SUITE 18 | LOS ANGELES, CA 90025

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**STORAGE + OFFICE SPACE**



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## OFFICE SPACE



## NEWLY ADDED KITCHEN



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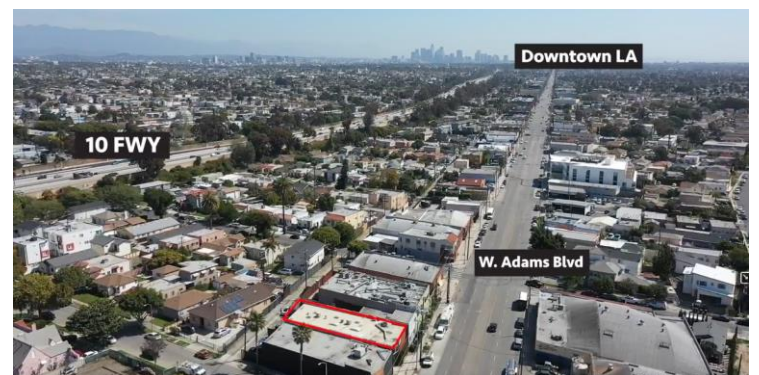
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**AERIAL OVERVIEW [DRONE VIDEO]**



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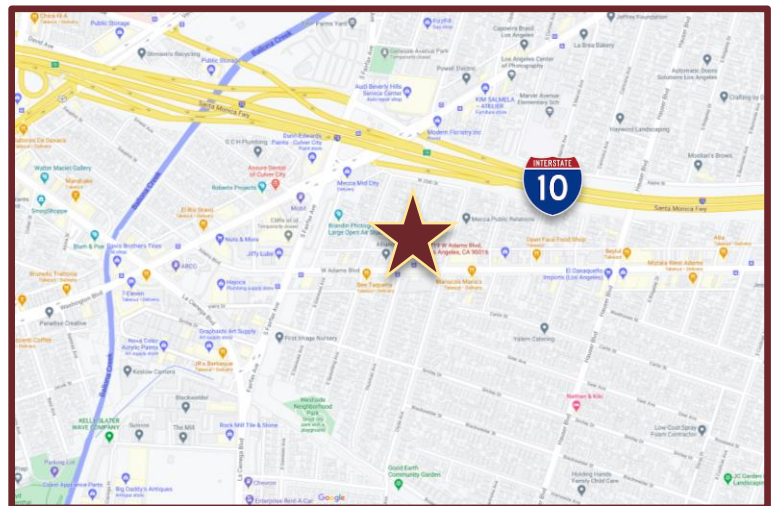


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## LOCATION HIGHLIGHTS

- Steadily Gentrifying Area
- Surrounded By Thriving New Businesses
- Numerous New + Redevelopment Projects in Progress
- 2 Blocks to Culver City
- 4 Blocks to The 10 Freeway Access at Fairfax



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