

# HIGHLY MOTIVATED SALE

## 3364 S. ROBERTSON BLVD

PRIME LOCATION



±5,000 SF  
Industrial  
warehouse  
building with  
gated onsite  
parking



**LANCELOT**  
COMMERCIAL

Industrial warehouse on Robertson Blvd near downtown Culver City  
**Ideal For Owner User Warehouse or Creative Office**

LANCELOTCOMMERCIAL.COM | LANCE@LANCELOTCOMMERCIAL.COM | 310.839.3333 | @LANCELOTCOMMERCIAL | DRE#01128388



# IDEAL SITE FOR OWNER-USER

## 3364 S. ROBERTSON BLVD

PRIME LOCATION



### DELIVERED VACANT

- Warehouse Building With Potential For Use as Creative Office Space
- Excellent Street Exposure Adjacent to the Robertson 10 Freeway Entrance
- Square Footage Approximate – Buyer to Independently Verify

PRICE	\$3,650,000
BUILDING SIZE	5,000 SF
LOT SIZE	7,254 SF
PARKING	ONSITE GATED LOT
FEATURES & AMENITIES	LOADING DOCK WITH ROLL UP DOOR, 14' CEILINGS, OFFICES & KITCHEN



**LANCE LEVIN**  
PRESIDENT  
310.839.3333





# LOCATION HIGHLIGHTS

## 3364 S. ROBERTSON BLVD

CALL FOR OFFERS



- Half Block From 10 Freeway Access
- 5-Min Walk to Downtown Culver City
- Corporate Neighbors Include HBO (New Headquarters), Apple, Amazon + Sony
- 10 Minute Drive to Santa Monica + Beverly Hills
- 25 Minute Drive to Downtown LA + LAX





**OVER 750 TRANSACTIONS**  
**CLOSED. RELATIONSHIPS MATTER.**



Contact **Lance Levin, President**

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