

434-438 W. FLORENCE AVE., INGLEWOOD, CA 90301



PROPERTY FEATURES

Building Area	21,242 SF
Land Area	37,804 SF
Office Area	3,000 SF
Clearance	18'
Loading	6 GL
Parking	29 Cars
Zoning	INM1
Year Built	2002

PROPERTY HIGHLIGHTS

- Three Tenant Industrial Investment
- Great LAX Submarket Location
- Access to Southbay, West LA, Downtown
- Ground Level Loading Doors on all Units
- Three Freestanding Buildings
- Major Street Frontage
- Fenced Yard

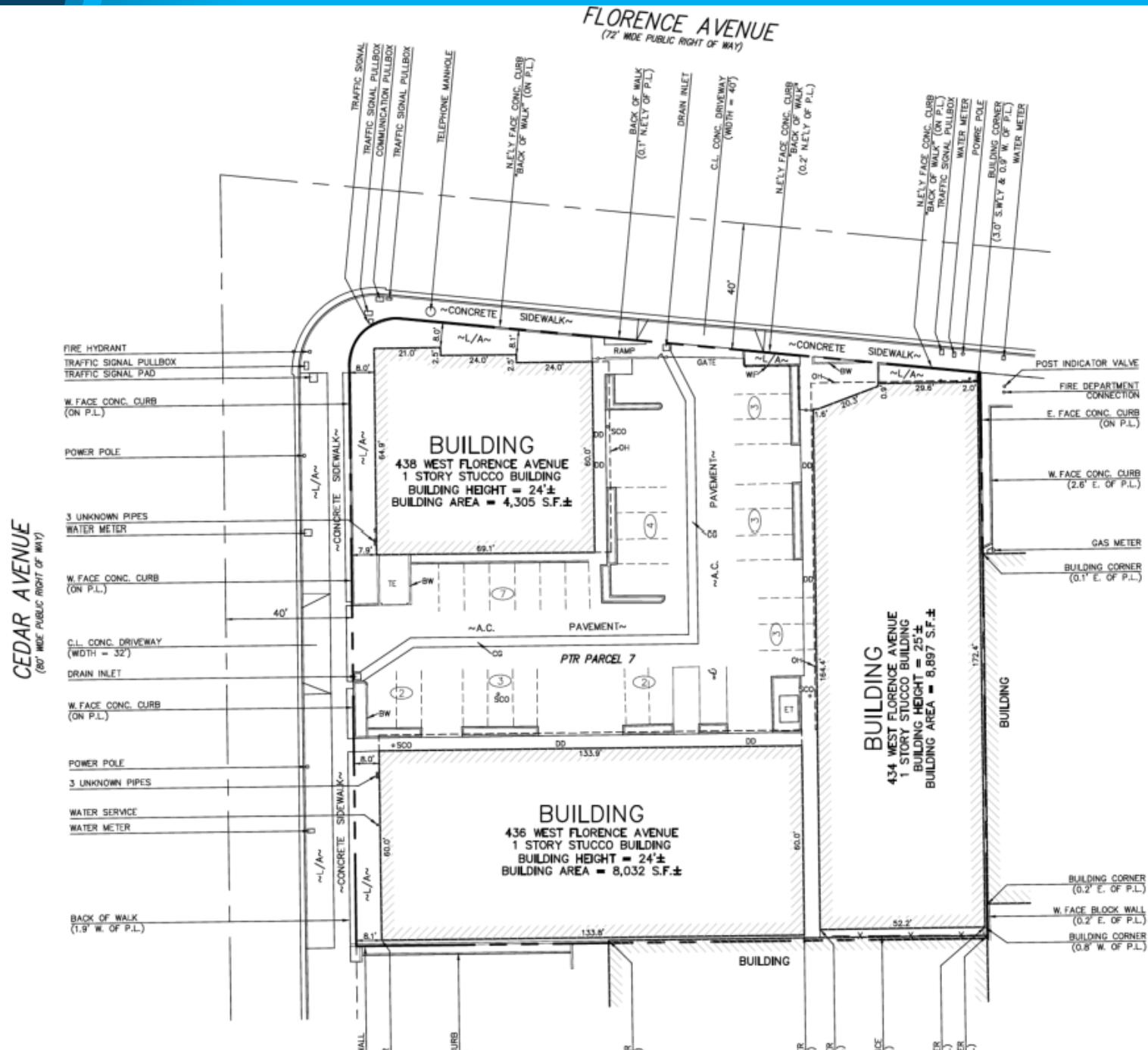
SALE PRICE

- \$10.5M (\$494 PSF)
- Year 1 Cap Rate 4.46%
- Year 3 Cap Rate 5.43%

INVESTMENT FOR SALE

PHOTOS





Year 1 Breakdown	October-23	Annualized
Rental Revenue	\$40,569	\$486,825
Expense Reimbursement Revenue	\$13,437	\$161,247
Potential Gross Revenue	\$54,006	\$648,072
Total Operating Expenses	(\$14,965)	(\$179,578)
NOI	\$39,041	\$468,493

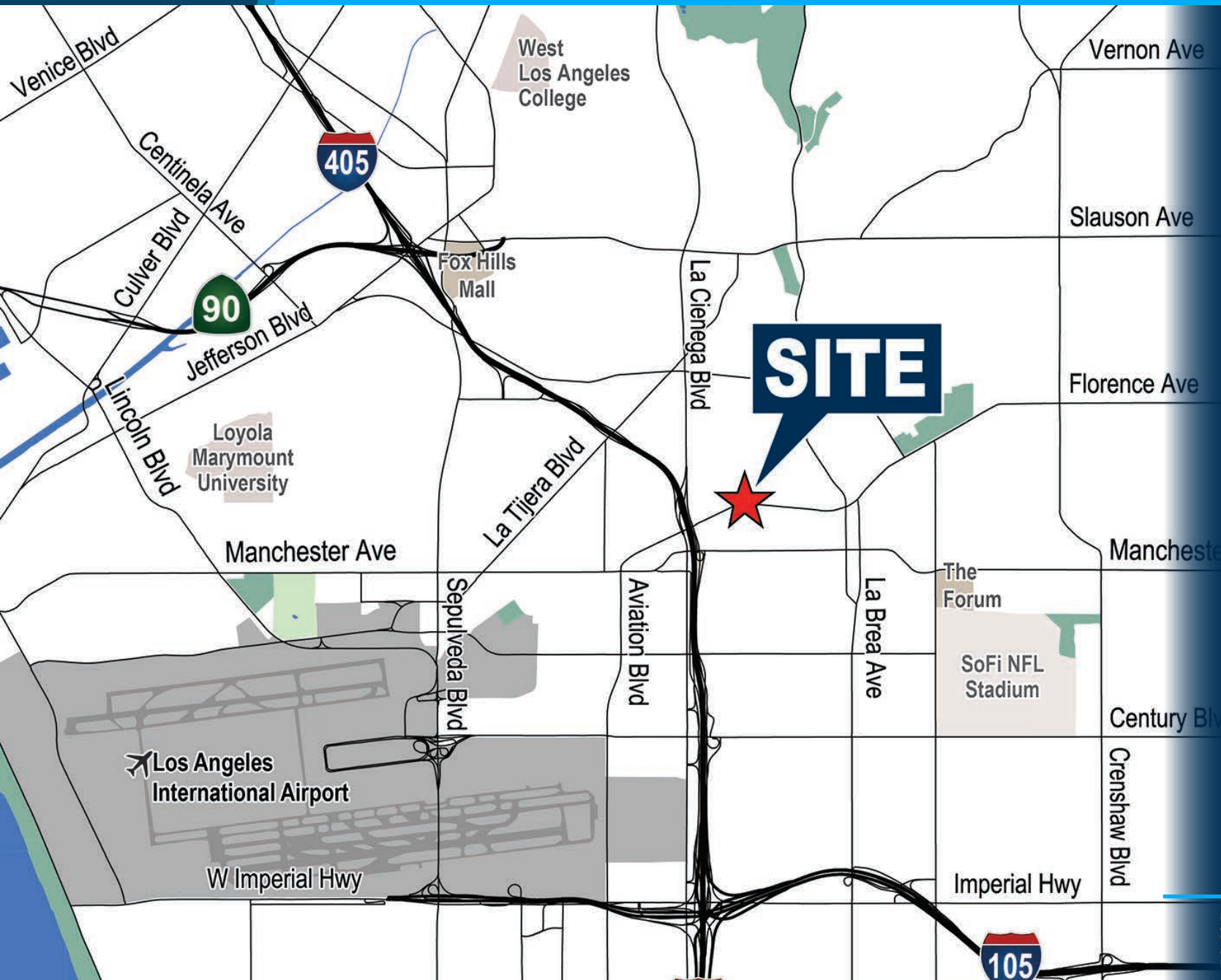
Year 3 Breakdown	October-26	Annualized
Rental Revenue	\$47,541	\$570,493
Expense Reimbursement Revenue	\$15,710	\$188,516
Potential Gross Revenue	\$63,251	\$759,008
Total Operating Expenses	(\$15,710)	(\$188,516)
NOI	\$47,541	\$570,493

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