

# FOR LEASE

# 4,305 SF WAREHOUSE

438 W. FLORENCE AVE, INGLEWOOD, CA 90301



## PROPERTY FEATURES

- Building Area: 4,305 SF
- Office Area: 1,000 SF
- 2 Ground Level Door
- 18' Clearance
- 5 Car Parking
- Year Built: 2002
- Zoning: M1

## PROPERTY HIGHLIGHTS

- High Quality Industrial / Wholesale Unit
- Major Street Frontage
- Near SoFi Stadium - Great West LA Access
- High Ceiling Clearance
- Shared Fenced Yard

### Monthly Asking Rate:

- Rent: \$9,686 (\$2.25 PSF) NNN
- Opex: \$2,196 (\$0.51 PSF)



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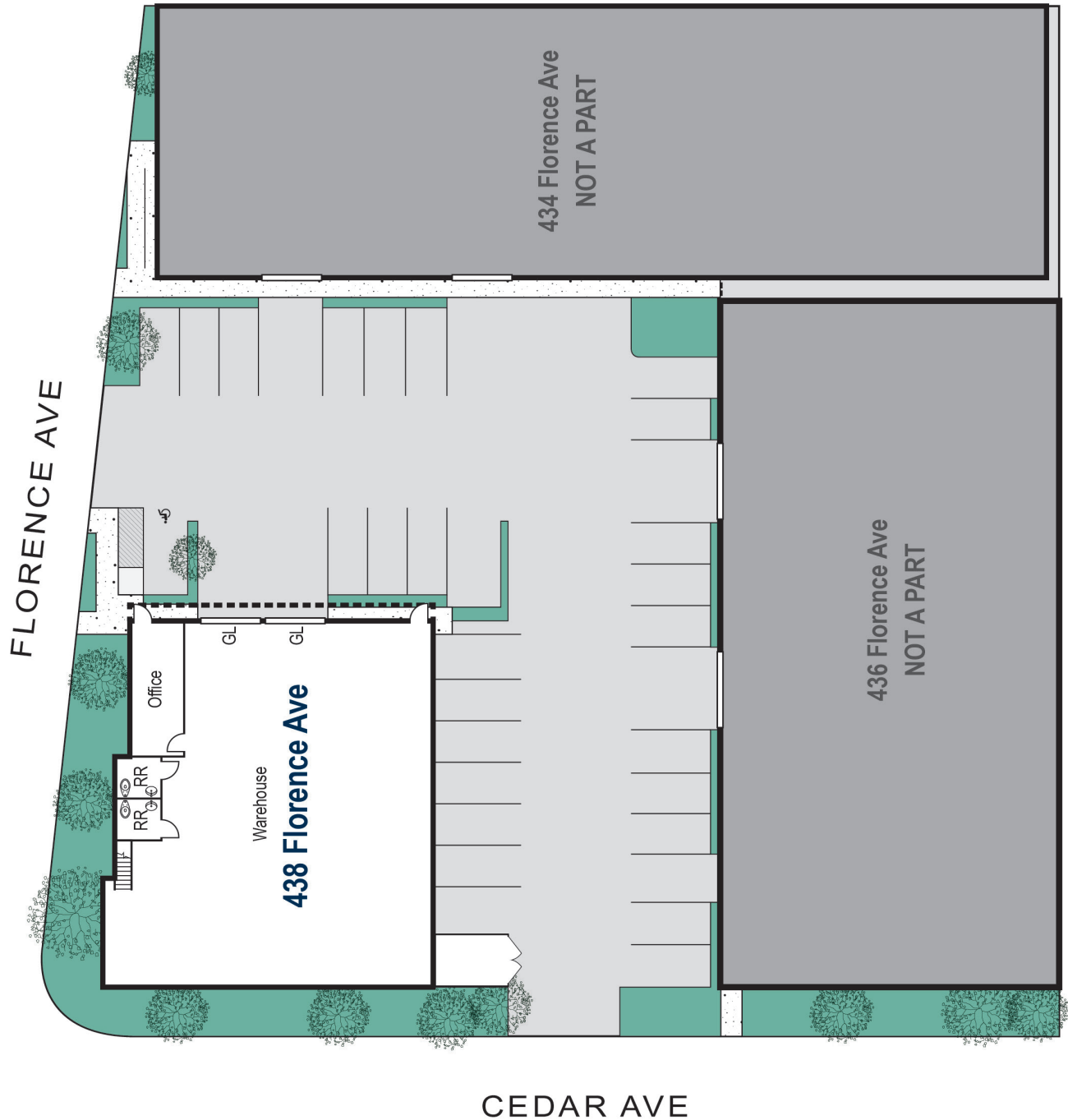
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