

9009

S. La Cienega Blvd., Inglewood, CA 90301

FOR LEASE

Your Name Here



A DIVISION OF



LEE &
ASSOCIATES



RENT \$1.80 NNN (Nets are approximately \$.30 PSF)

PREMISES ± 14,329 SF

**WAREHOUSE/
FLEX** ± 8,957 SF Ground Floor (Partially Air Conditioned)
*Possibility to convert 3,100 SF of the Ground-Floor
Office to Warehouse.

OFFICE ± 5,372 SF Mezzanine

PARKING 42 Spaces: 2.9/1000

TERM 5+ Years

FEATURES

- 4 North facing Dock High Loading Positions
- 1 Drive-In Ramp
- The Building is Sprinkled
- Building Identity
- Professionally Managed
- 24 hour/7 day a Week Access



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ASSOCIATES**

1508 17th Street, Santa Monica, CA | 310.899.2700

WWW.LEEWESTLA.COM | DRE 01222000

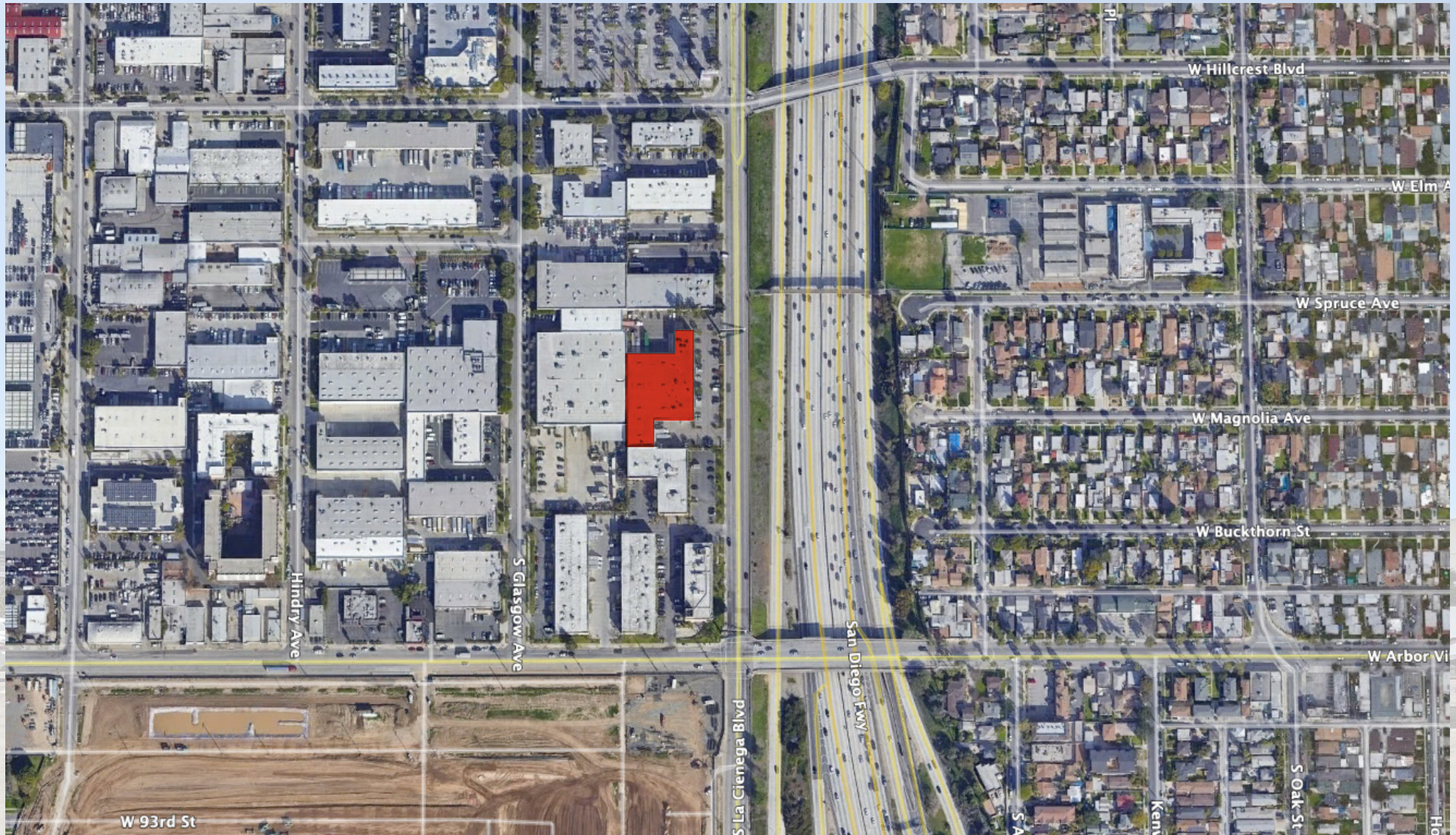
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9009
AIR-SEA
FORWARDERS

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AERIAL MAP



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3 Min to 110 FWY



30 Min to BNSF
International HUB



20 Min to Port of San Pedro

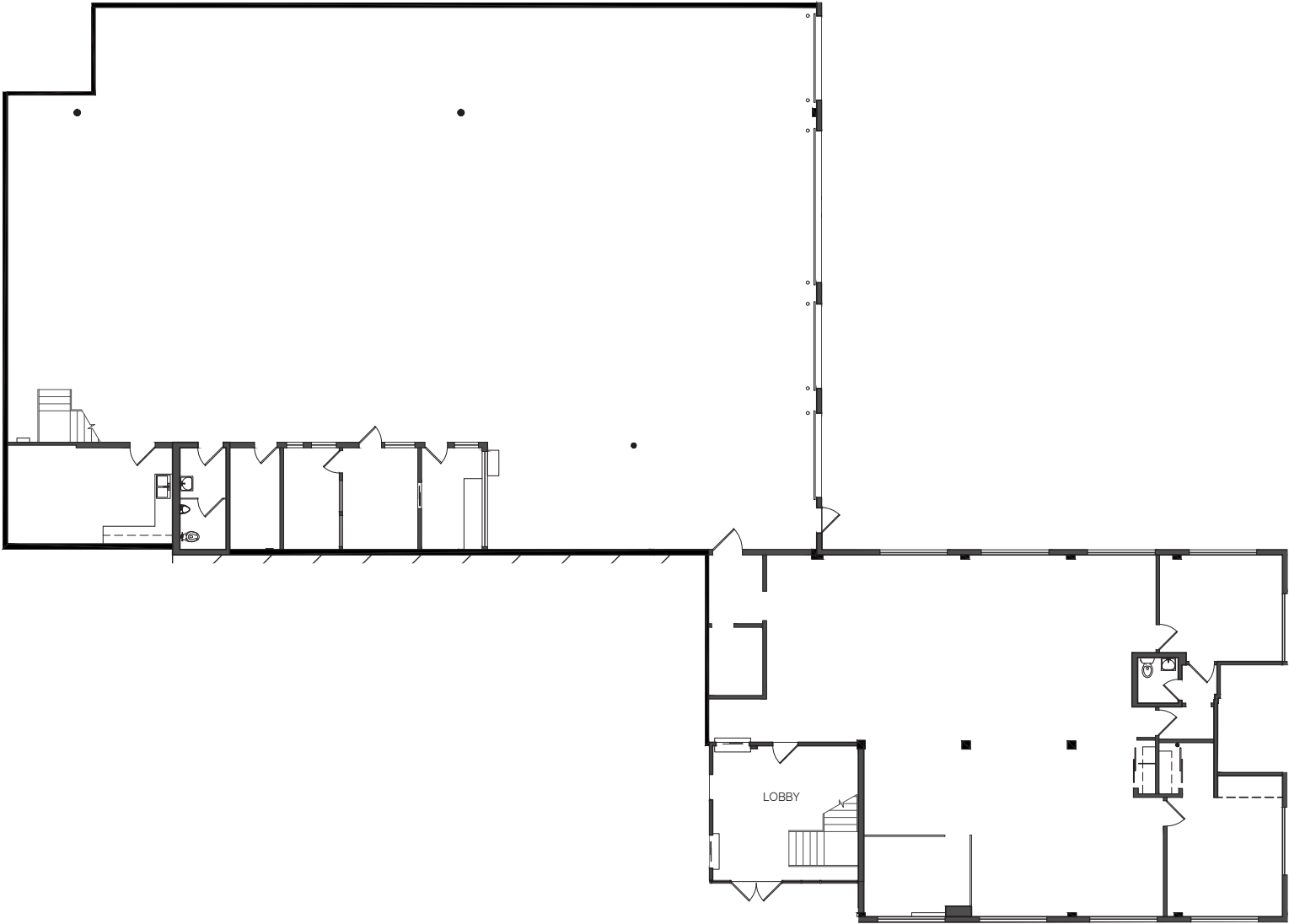


15 Min to LAX

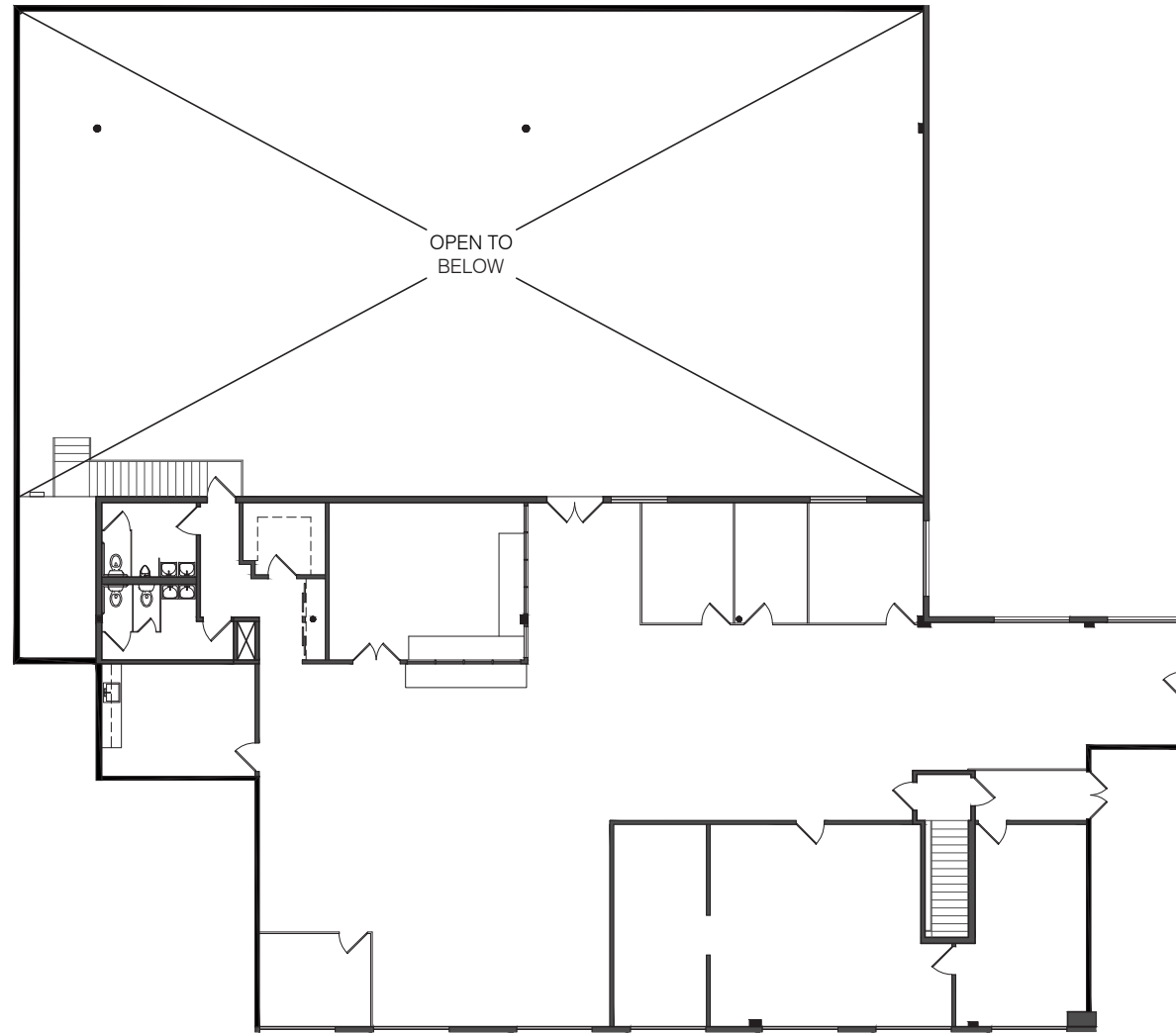




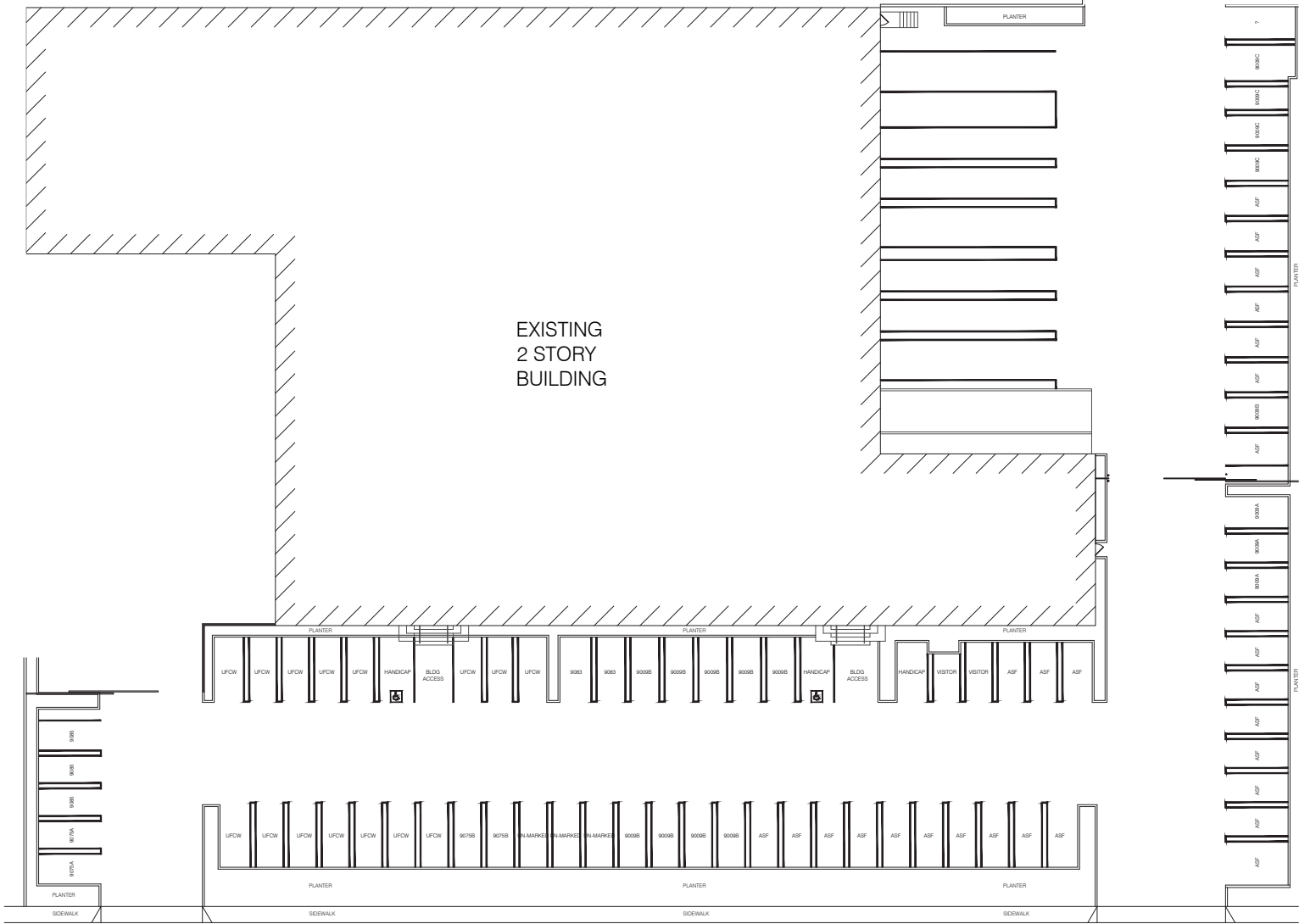
FIRST FLOOR PLAN



SECOND FLOOR PLAN



SITE PLAN



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NEARBY RESTAURANTS

SUBJECT PROPERTY

1. E & J Seafood
2. Cafe Cancun Mexican Food
3. Woody Bar B- Que
4. Banadir Somali Restaurant
5. Sumptuous African
6. Vegainza
7. Jack in The Box
8. Bravo's Char Burger



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