

# 2440 S SEPULVEDA BLVD

## LOS ANGELES, CA 90064



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## FEATURES

- 24 Hour on-site security/gated parking lot
- 10 Charging stations
- Outdoor picnic tables
- Metro station adjacent to the property
- Gated secure lot with ample parking spaces
- Direct loading from parking lot
- Ample power
- Concrete floors

## SUITE 180

- Industrial Space
- Clearance: 16'10" to beam
- Ceiling Height: 19'-29' truss
- 2 Loading Docks (52" Height)

[CLICK FOR PROPERTY WEBSITE](#)

### PREMISE

Suite 180 ± 15,766 RSF

### RENT

\$1.95/SF, NNN  
(\$0.59 Nets)

### TERM

5 - 10 Years

### OCCUPANCY

Immediate

### PARKING

3.4 Spaces/1,000 SF  
Unreserved Parking: \$95/Month  
Building Adjacent Reserve: \$95/Month





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# AREA AMENITIES





# NOTABLE TENANTS IN THE AREA





# ZONING

2440 Sepulveda is located within the new Expo Transit Corridor Plan. Its zoning designation is HR (EC) Hybrid Industrial: Residential Emphasis Zone which provides for allowable uses:



## Use Classification

**HR(EC)**  
Hybrid Industrial:  
Residential  
Emphasis Zone

### Non-Residential Uses

|                                               |                                  |
|-----------------------------------------------|----------------------------------|
| Animal Services and Care / Veterinary Clinic  | —                                |
| Animal Hospital / Kennel                      | —                                |
| Assembly, Entertainment, or Cultural Facility | Allowed                          |
| Automobile-Related Use                        | -/Limited <sup>2</sup>           |
| Child Care Facility                           | Limited <sup>3</sup>             |
| Commercial Hotel                              | Allowed/Conditional <sup>4</sup> |
| Drive-Through Establishment                   | —                                |
| Hospital                                      | Allowed                          |
| Light Manufacturing and Assembly              | —                                |
| Noxious Use                                   | —                                |
| Nursing and Residential Care Facility         | Allowed                          |
| Office                                        | Allowed                          |
| On-Site Alcohol Sales                         | Conditional                      |
| Parking                                       | Limited <sup>5</sup>             |
| Personal Services                             | Limited                          |
| Publishing, Motion Picture, Broadcasting      | Allowed                          |
| Recreation Facilities or Gym                  | Allowed                          |
| Repair and Maintenance Facility               | —                                |
| Research and Development                      | Allowed                          |
| Retail                                        | Limited <sup>6</sup>             |
| Schools, Elementary and High                  | Conditional                      |
| Server Farms                                  | —                                |
| Sit-Down Restaurant                           | Limited                          |
| Supportive Services                           | Allowed                          |
| Trucking and Transportation Facility          | —                                |
| Utility Facility                              | —                                |
| Vocational School                             | Allowed                          |
| Warehouse / Storage Building                  | —                                |
| Waste Management or Remediation Services      | —                                |
| Wholesale Sales                               | —                                |



# CONTACTS

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