

911-931

E 59TH STREET

LOS ANGELES • CA 90001

**±28,820 SF INDUSTRIAL BUILDING
ON ±75,765 SF LAND FOR LEASE**





Located in the heart of South Los Angeles, 911–931 E 59th Street offers $\pm 28,820$ SF of functional industrial space on a $\pm 75,765$ SF gated lot, featuring 16' clear height, 4 ground-level doors, 2 dock-high doors, and $\pm 2,800$ SF of office space. The property includes a fenced and paved yard with flexible zoning (LAM2) that allows for cannabis use. This secured, rod iron gated facility is available immediately and can be combined with the neighboring parcel at 935 E 59th Street for a total of $\pm 82,391$ SF



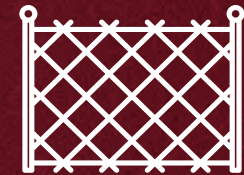
Heavy Power
Possible
(Up to 5000 Amps)



Excess Yard with
Dock High Loading



Can Combine with
935 E 59th St
($\pm 82,391$ SF Total)



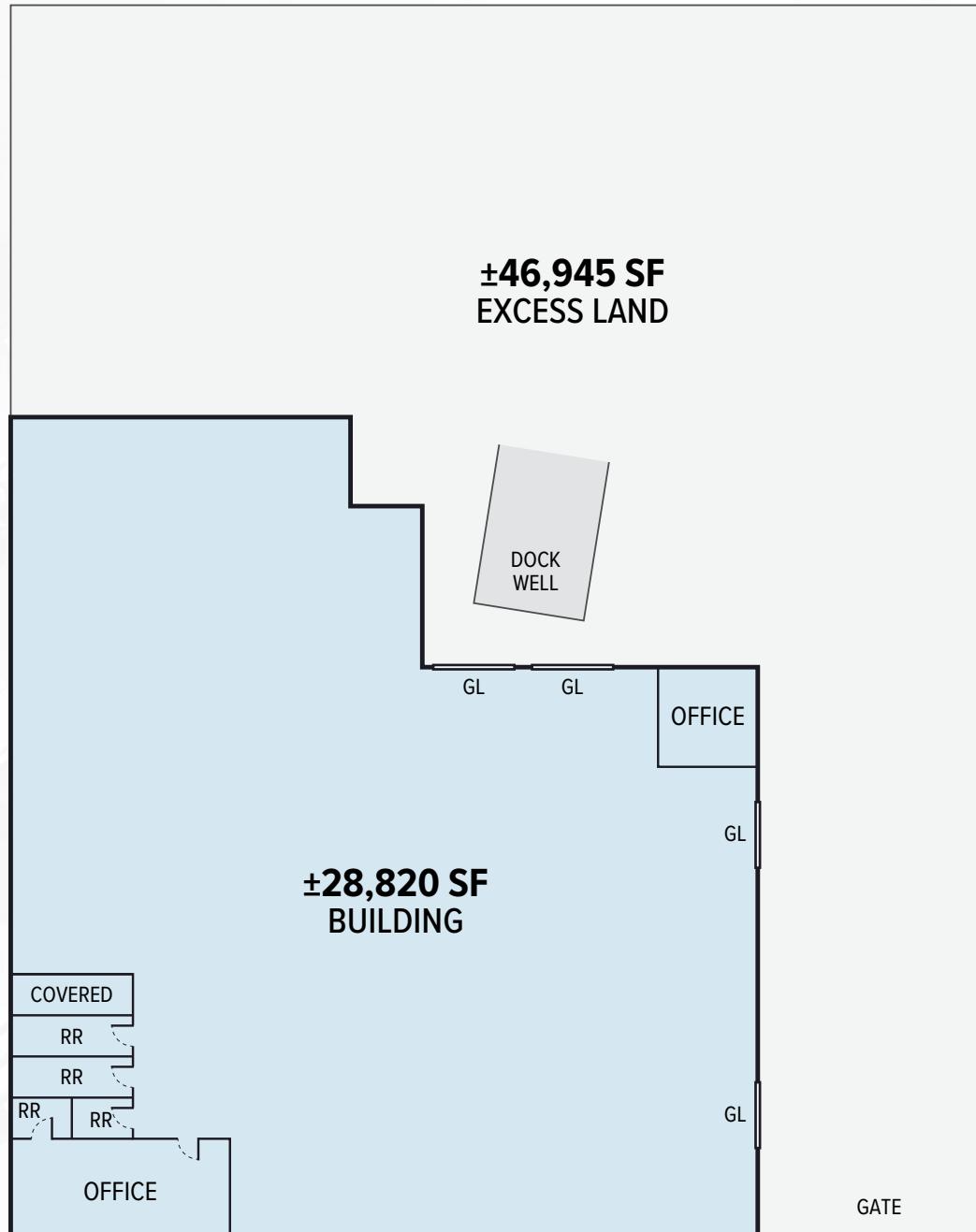
Secured, Rod Iron
Gated Facility



Cannabis Use Possible

Available SF	±28,820 SF
Prop Lot Size	±75,765 SF / ±1.74 Ac
Office Size	±2,800 SF
APNs	6007-003-013 & 6007-003-012
Zoning	LAM2
Year Built	1924
Construction Type	Brick
Yard	Fenced & Paved
Restrooms	4
Clear Height	16'
GL Doors	4
DH Doors	2
Sprinklered	Yes
Power	A: 200 V: 120/240 Ø: 1 W: 3
Term	Acceptable to Owner
Possession Date	Now
Vacant	Yes
Market/Submarket	LA South

PROPERTY INFORMATION



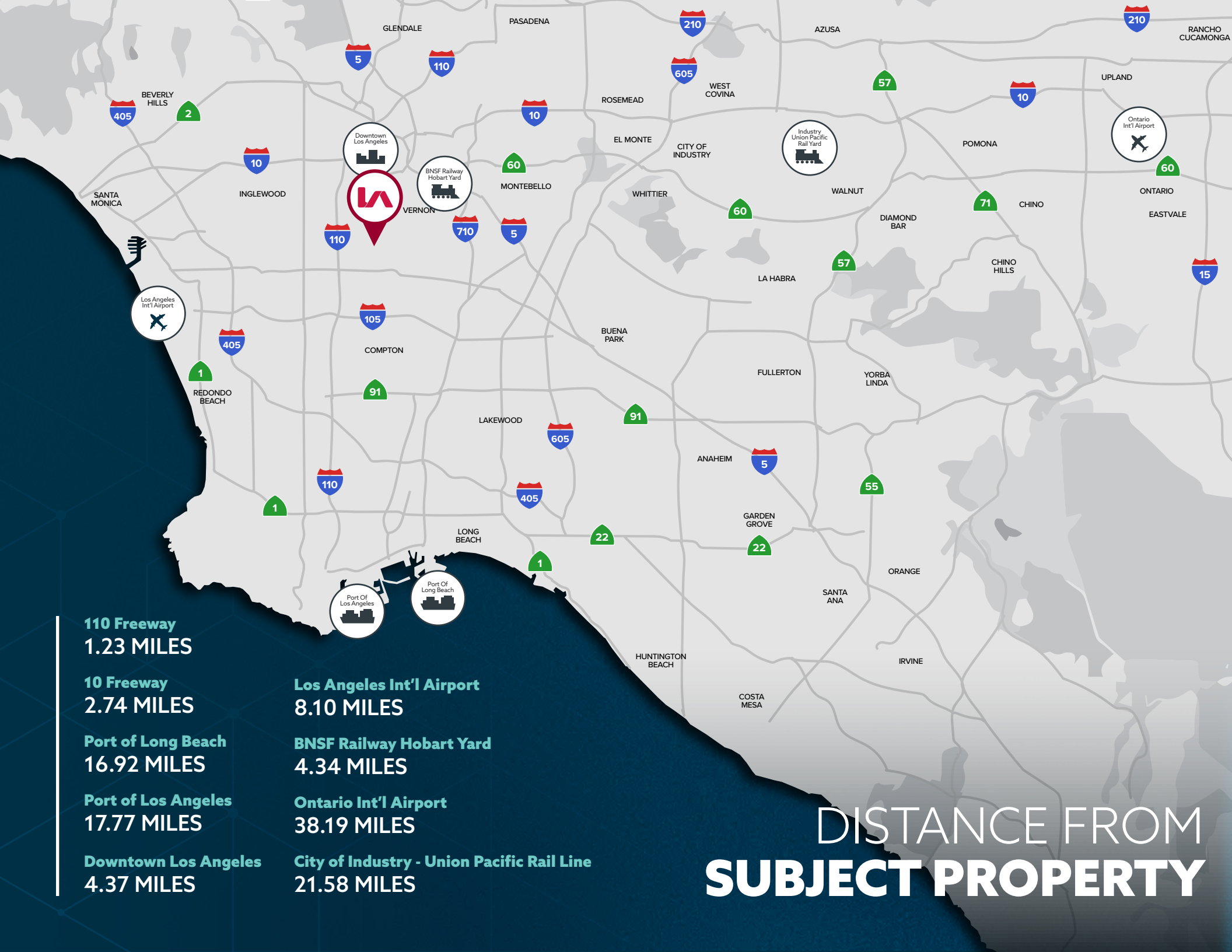
E 59TH ST



PROPERTY SITE PLAN

NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify





110 Freeway
1.23 MILES

10 Freeway
2.74 MILES

Port of Long Beach
16.92 MILES

Port of Los Angeles
17.77 MILES

Downtown Los Angeles
4.37 MILES

Los Angeles Int'l Airport
8.10 MILES

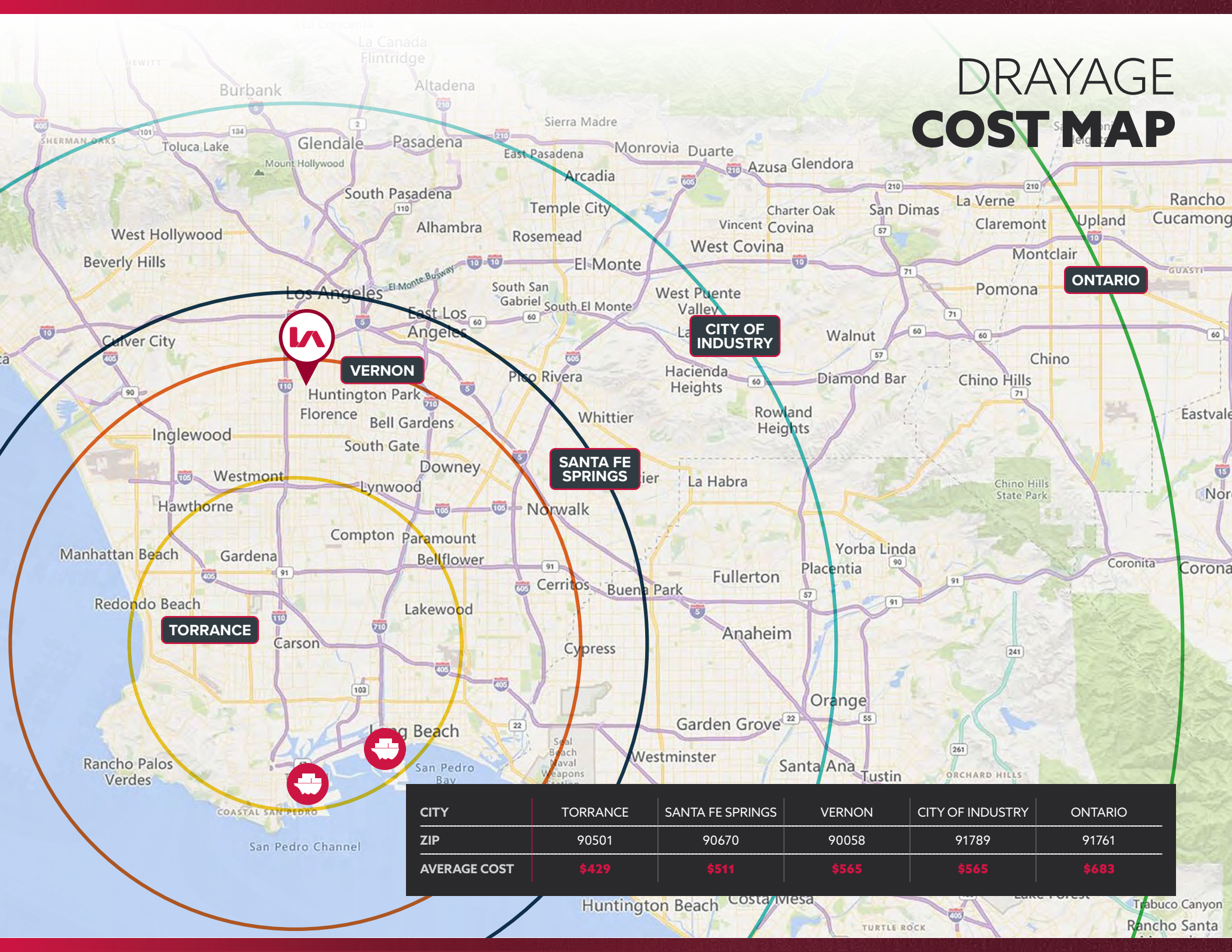
BNSF Railway Hobart Yard
4.34 MILES

Ontario Int'l Airport
38.19 MILES

City of Industry - Union Pacific Rail Line
21.58 MILES

DISTANCE FROM
SUBJECT PROPERTY

DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

For More Information,
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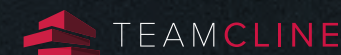


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Los Angeles, CA 90012

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LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.