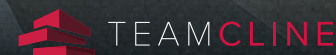


# 707 E 62<sup>ND</sup> STREET

LOS ANGELES • CA 90001

**±23,032 SF INDUSTRIAL BUILDING  
ON ±39,602 SF LAND FOR LEASE**







Located near the intersection of Gage and Avalon in South Los Angeles, 707 E 62<sup>nd</sup> Street offers ±23,032 SF of freestanding industrial space on a fully fenced ±0.91 acre lot. The building features dock high and ground level loading, ±2,196 SF of office, 14' clear height, and heavy power. Zoned M2 and fully sprinklered, the property is ideal for manufacturing, warehousing, or contractor uses, with immediate access to the 110 Freeway and strong proximity to Downtown LA.



Dock High & Ground  
Level Loading



Heavy Electric



M-2 Zone



Gage/Avalon  
Location

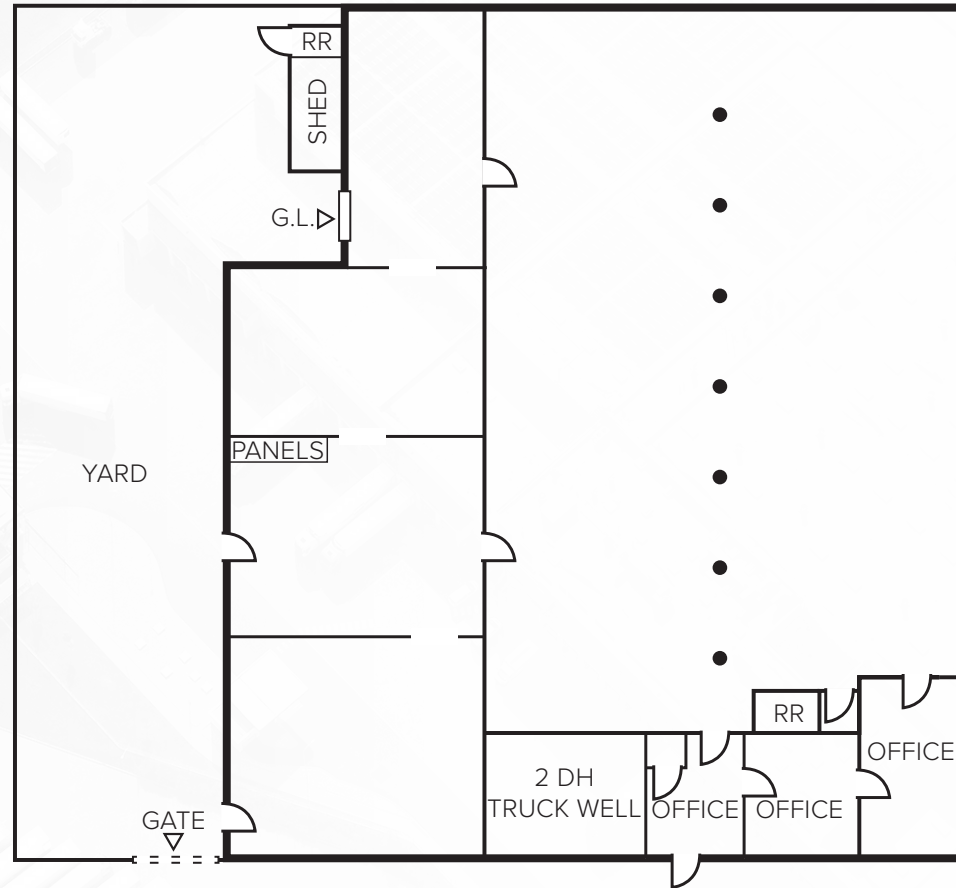


1 Mile To 110 Fwy



Available SF	±23,032 SF
Prop Lot Size	±39,602 SF / ±0.91 Ac
Office Size	±2,196 SF (4)
APN	6007 -009-023
Zoning	M2
Year Built	1946
Construction Type	Brick
Yard	Fenced & Paved
Restrooms	3
Clear Height	14'
GL Doors	1
DH Doors	2
Sprinklered	Yes
Power	A: 600 V: 480 Ø: 3 W: 4
Term	Acceptable to Owner
Possession Date	Now
Vacant	Yes
Market/Submarket	LA Central

PROPERTY INFORMATION



E 62<sup>ND</sup> ST

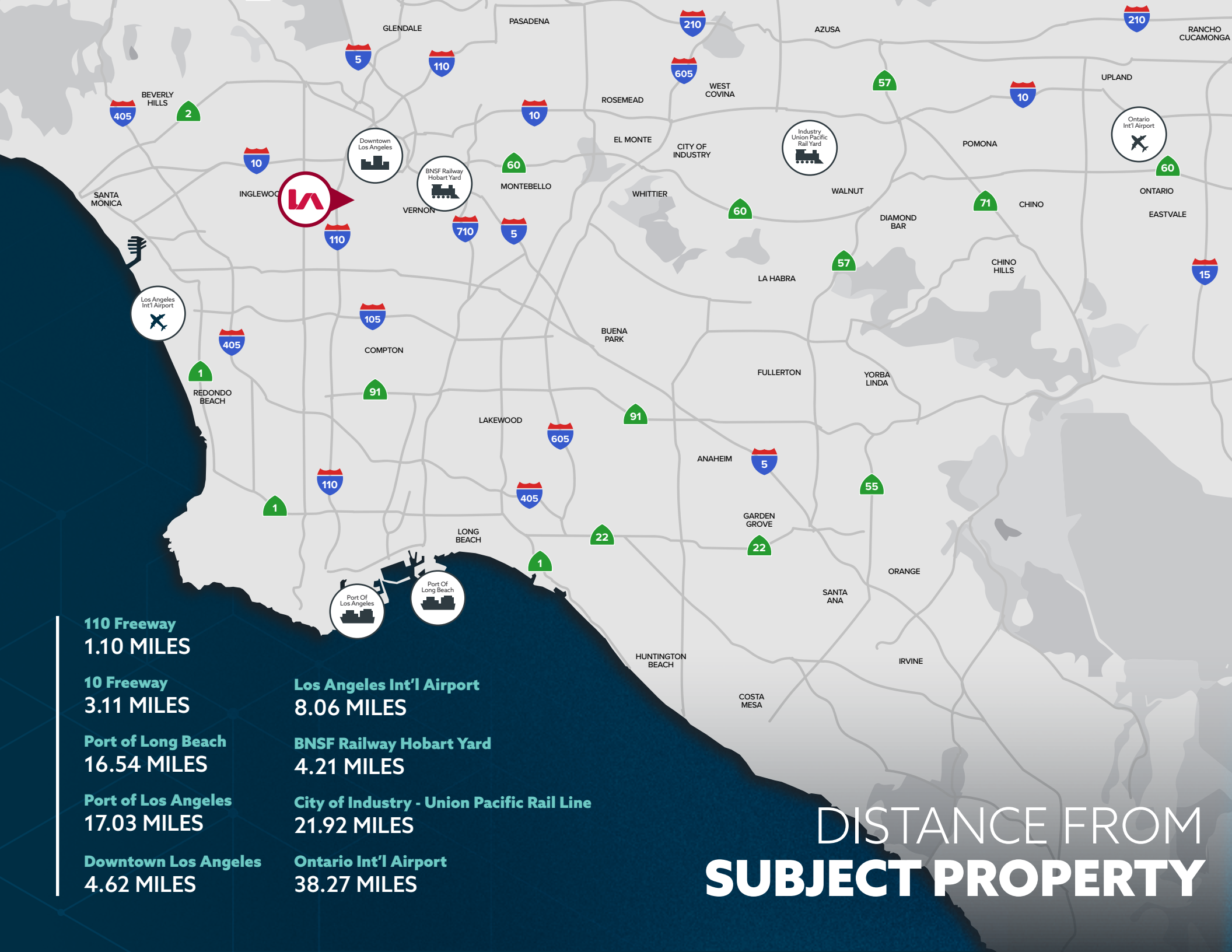


PROPERTY SITE PLAN









**110 Freeway**  
**1.10 MILES**

**10 Freeway**  
**3.11 MILES**

**Port of Long Beach**  
**16.54 MILES**

**Port of Los Angeles**  
**17.03 MILES**

**Downtown Los Angeles**  
**4.62 MILES**

**Los Angeles Int'l Airport**  
**8.06 MILES**

**BNSF Railway Hobart Yard**  
**4.21 MILES**

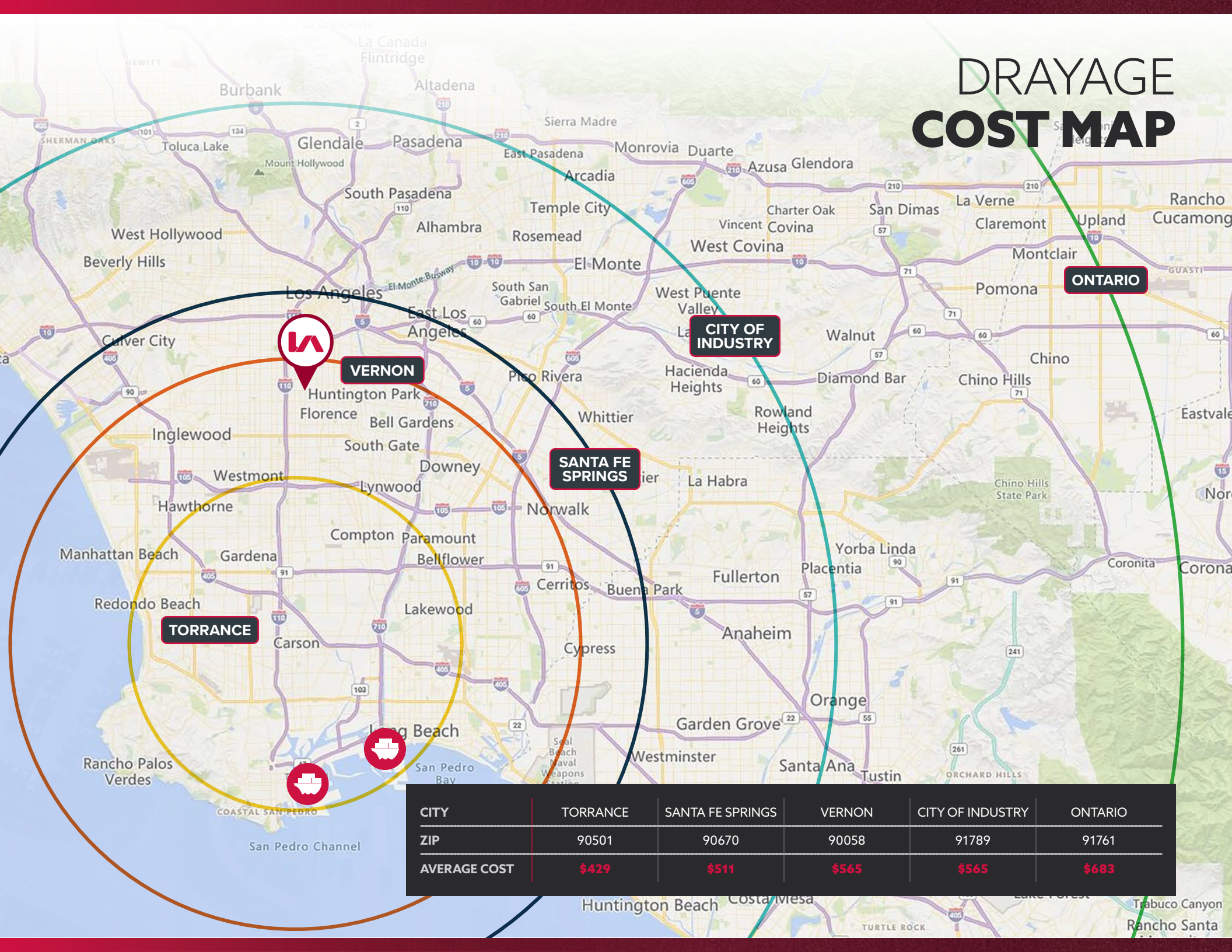
**City of Industry - Union Pacific Rail Line**  
**21.92 MILES**

**Ontario Int'l Airport**  
**38.27 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,  
Please Contact

## David Cox

Associate  
dcox@lee-associates.com  
760.571.4827  
LIC NO 02130657

## Doug Cline

Senior Vice President  
dcline@lee-associates.com  
213.324.2957  
LIC NO 01142005

## Jack R. Cline, Jr.

President  
jccline@lee-associates.com  
213.590.3512  
LIC NO 00854279

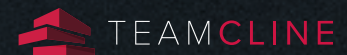


707  
**E 62<sup>ND</sup> STREET**  
LOS ANGELES • CA 90001

Lee & Associates | Downtown Los Angeles  
CORP ID 02174865

1201 N Main St  
Los Angeles, CA 90012

323.922.3832



[LEE-ASSOCIATES.COM/DOWNTOWNLA](http://LEE-ASSOCIATES.COM/DOWNTOWNLA)

[TEAM-CLINE.COM](http://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.