



FOR LEASE

INDUSTRIAL BUILDING
401 N. La Brea Avenue
Inglewood, CA 90301



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PRICE: \$1.61 + \$0.13 NNN FEES

401 N. La Brea Avenue is an industrial warehouse comprised of approximately 5,400 SF of building on an approximate 8,550 SF lot. The subject property benefits from 20' clear height, a 3-Phase electrical panel, 1 dock high loading door, and ample space for parking. This is a rare opportunity to lease warehouse space in Inglewood's ever evolving submarket.

**Per Title, the building SF is 4,977 SF.*

401 N. La Brea Avenue is uniquely located in the northern pocket of Inglewood, in between Florence Avenue and E. Hyde Park Boulevard. The subject property is minutes away from the new Metro station, a plethora of new developments, and some big-name tenants. Some of these tenants include Marvin Engineering, Walgreens, 7-Eleven, AutoZone, and El Pollo Loco, just to name a few.

Highlights

- ▶ 16-22' Clear Height
- ▶ 3-Phase Electrical Panel | 400 Amps 120/240v
- ▶ 1 Dock High Loading Door | 14x12 Ft
- ▶ Prime Inglewood Location
- ▶ Proximity to LAX, I-405 FWY, New Developments
- ▶ Excellent Exposure and Visibility





Inglewood - at a glance



Total Population

1 MILE	3 MILE	5 MILE
42,826	243,236	753,788



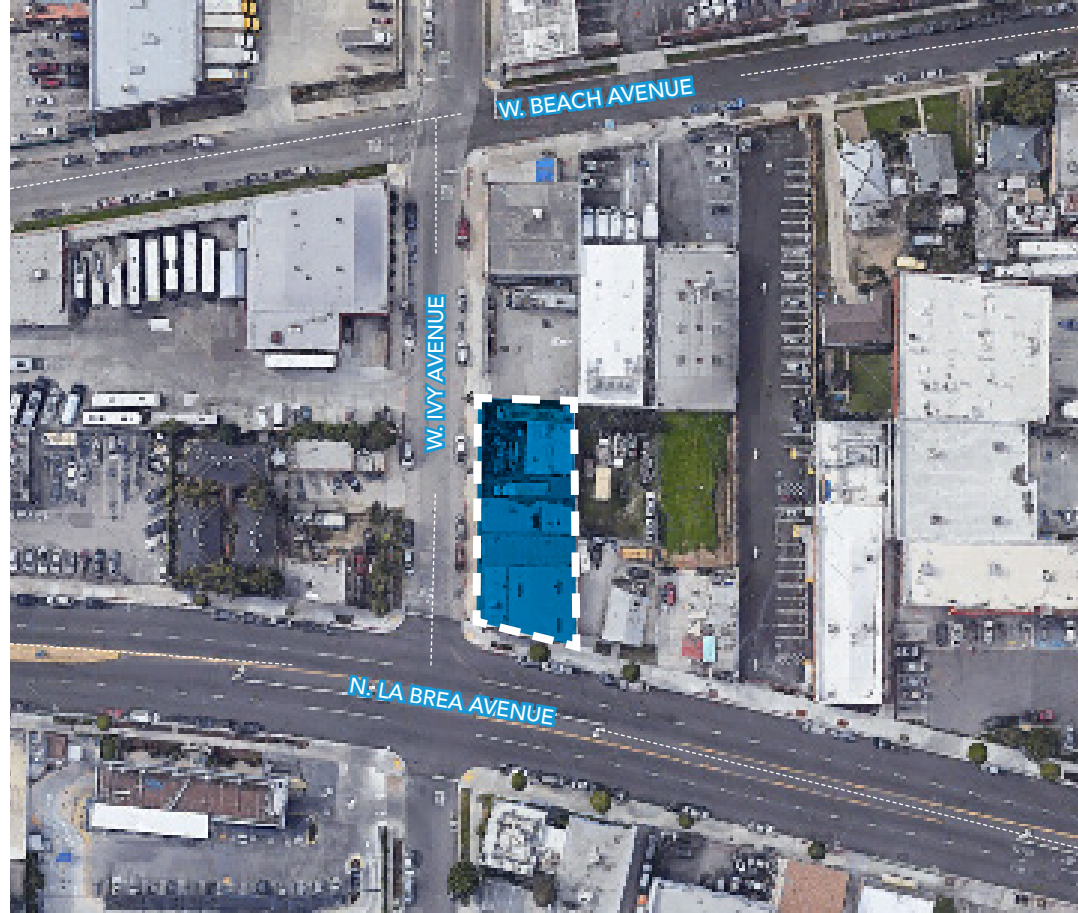
Median Household Income

1 MILE	3 MILE	5 MILE
\$65,161	\$58,685	\$58,699



Median Home Value

1 MILE	3 MILE	5 MILE
\$652,777	\$606,790	\$589,216





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