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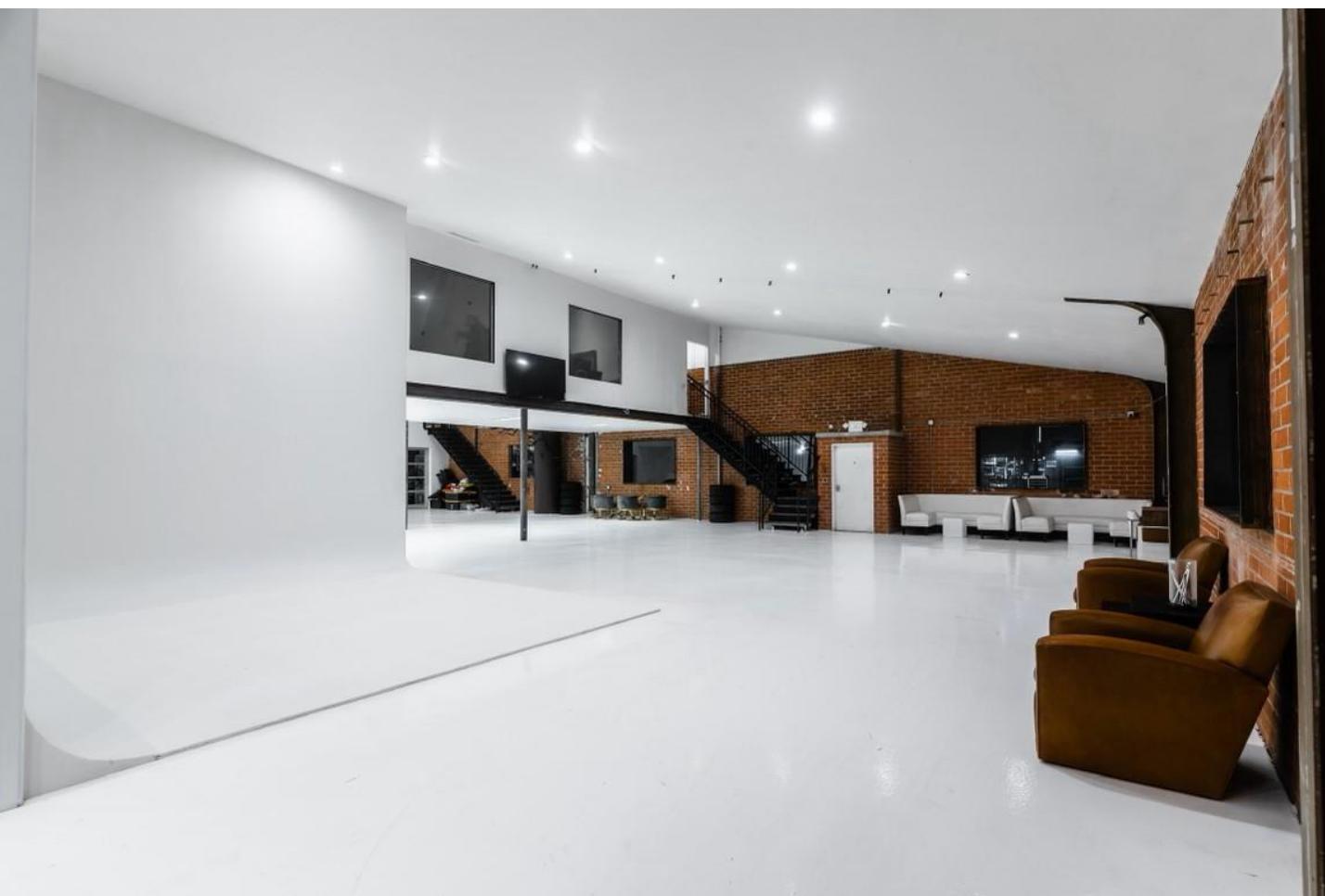


11,900 SF Gated & Secure, Full-Building Corner Compound

Industrial / Flex / Creative Space

Divisible up to 5,400 SF

2100 – 2106 Pontius Ave. | Los Angeles, CA 90025



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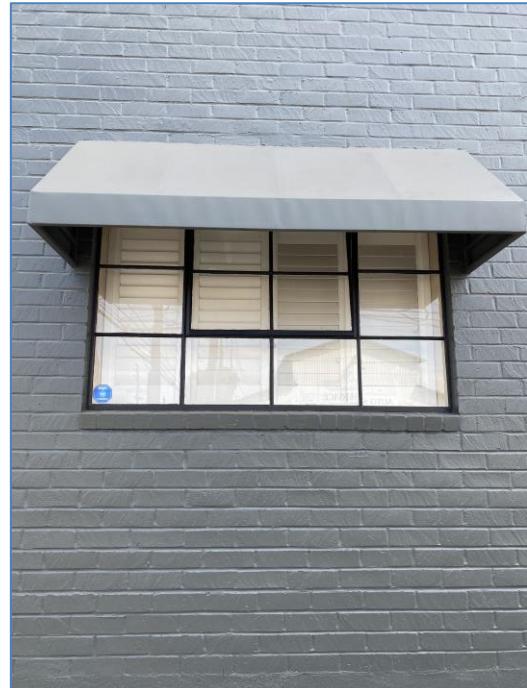
Property Description

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Los Angeles, CA 90025



A Creative, Unique Environment for a Multitude of Uses, Including:
Production, Car Storage or Show Room, Creative Office, etc.

Building SF	11,900 SF (Divisible up to 5,400 SF)
Land SF	12,350 SF
Rental Rate	\$2.95 PSF, NNN (NNN = approx. \$0.10 PSF/mo.)
Parking	Approx. .5:1,000 (gated, secure, and free) Abundant additional parking available
Zoning	LAM2
Year Built	1961 (fully refurbished in 2023)
Loading Doors	Four (4) Ground Level Loading Doors (Gated)

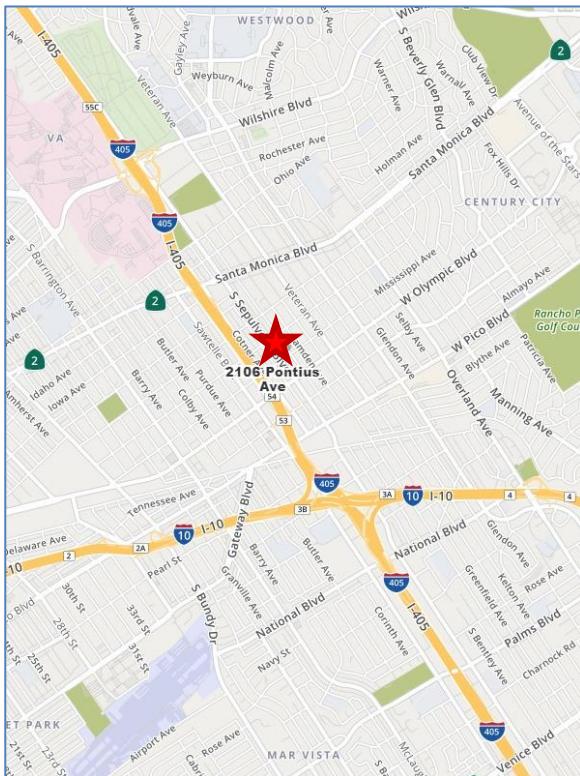


Property Features:

- Exceptional Repositioning of Unique Mid-Century Brick & Steel Industrial Asset
- Gorgeous Natural Light Throughout
- New, Secure Large-Format Rollup Doors
- New Lighting & HVAC Systems
- Fully-Restored Restroom Facilities
- Fully Operational Kitchen
- Cyc Wall & Epoxy Flooring

Location

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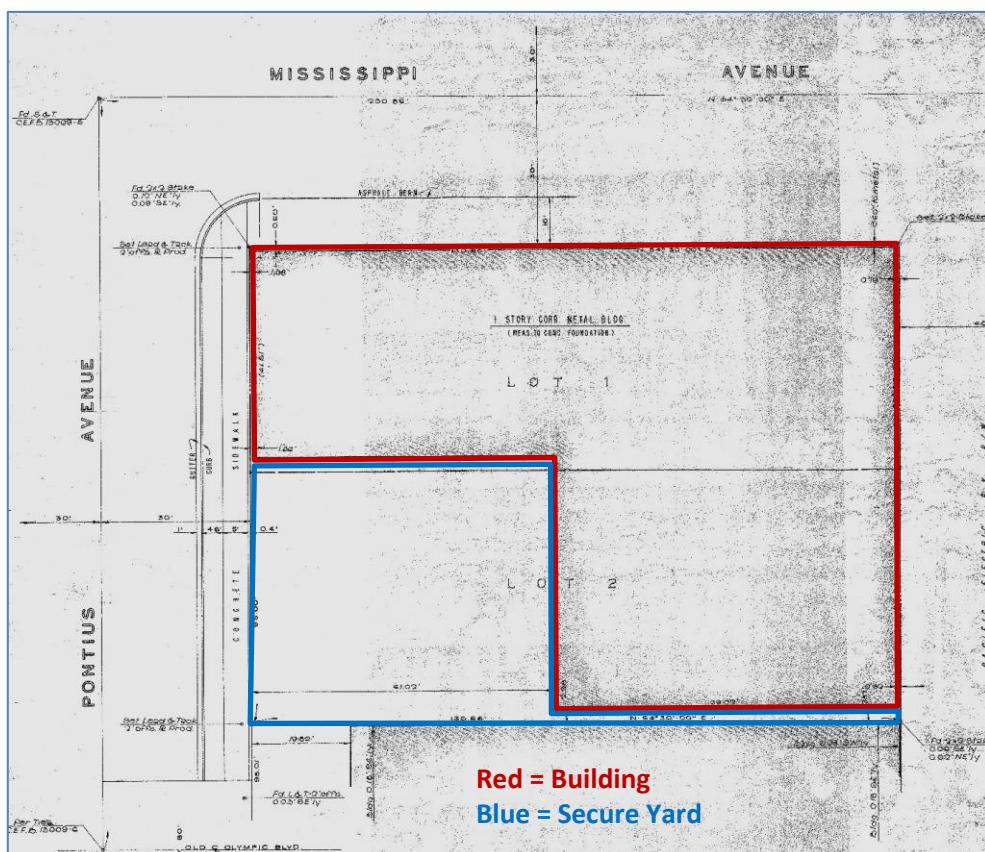
Massive Sepulveda Frontage and Exposure –
Retail visibility to Sepulveda Blvd on corner lot. Sepulveda Blvd signage. Commanding identity to one of the busiest corridors in Los Angeles.

Westside Industrial / Flex Space –

Suitable for a broad range of uses. Sawtooth roof, exposed brick, high ceilings, tons of natural light, operable steel windows, heavy power and four (4) ground-level roll-up loading doors.

Exceptional Value, Excellent Location –

One of the best-priced locations on the Westside. Amenity rich including new kitchen, multiple restrooms facilities, (including shower), and the opportunity for a single user to secure the parking area to create a compound. Super low NNN costs.

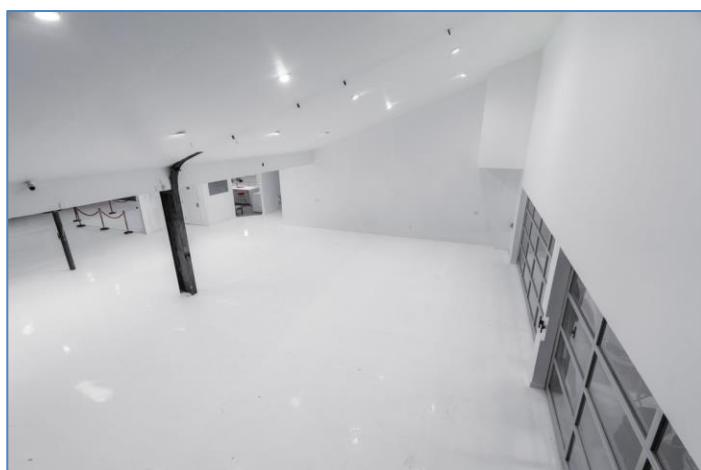
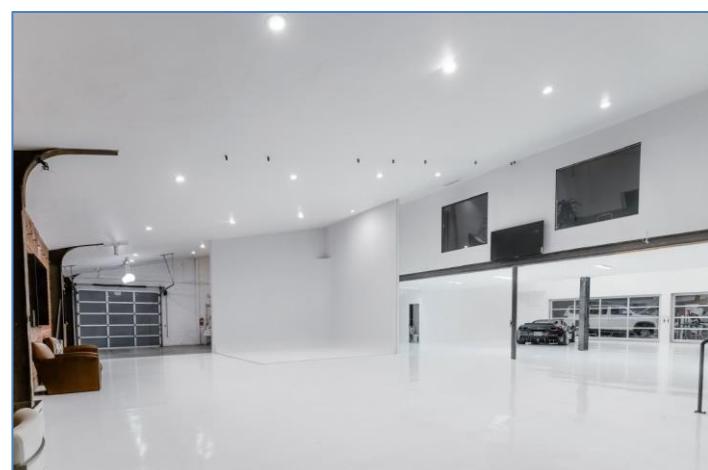
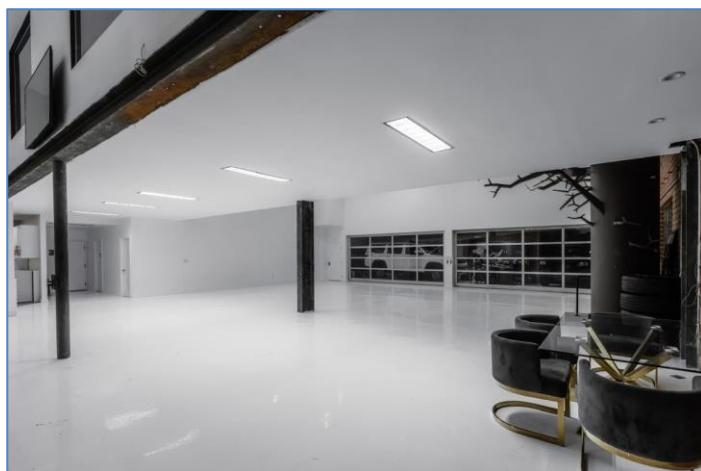
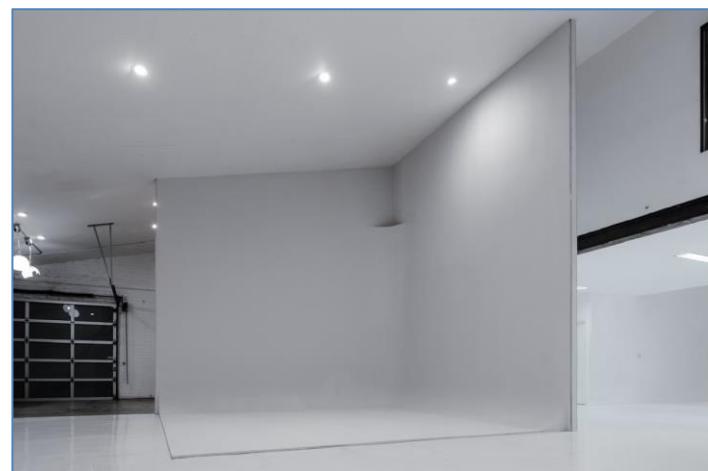
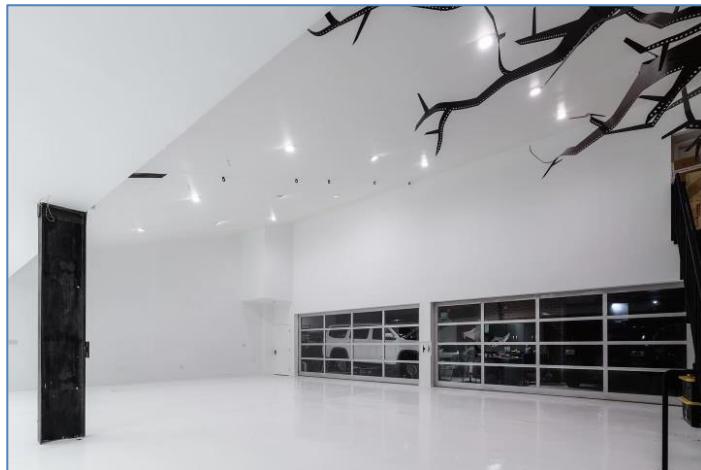
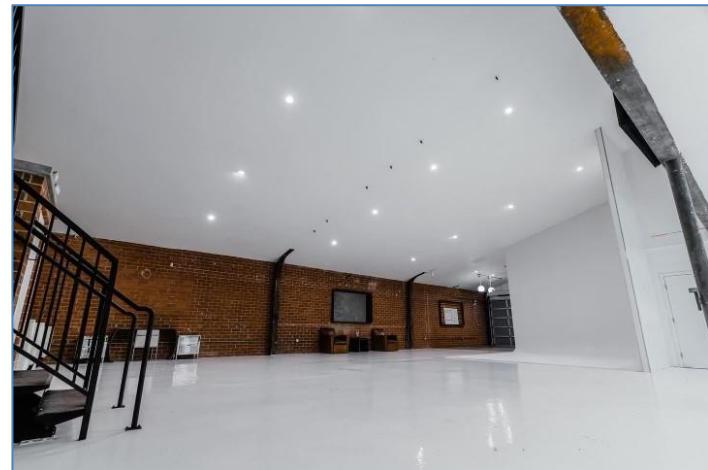


Red = Building
Blue = Secure Yard

Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

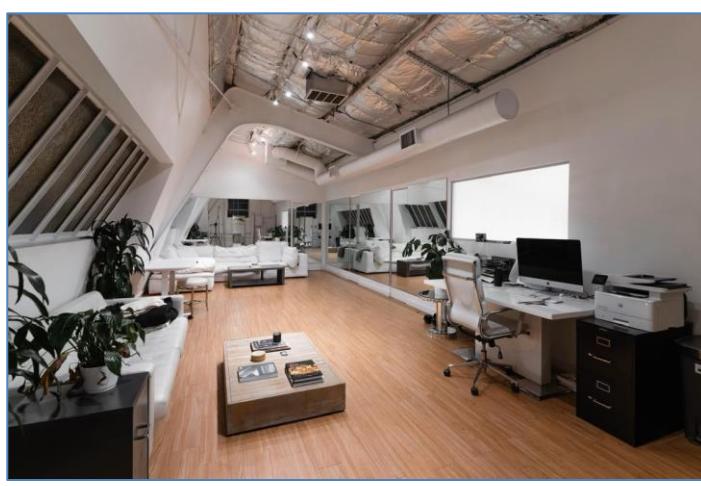
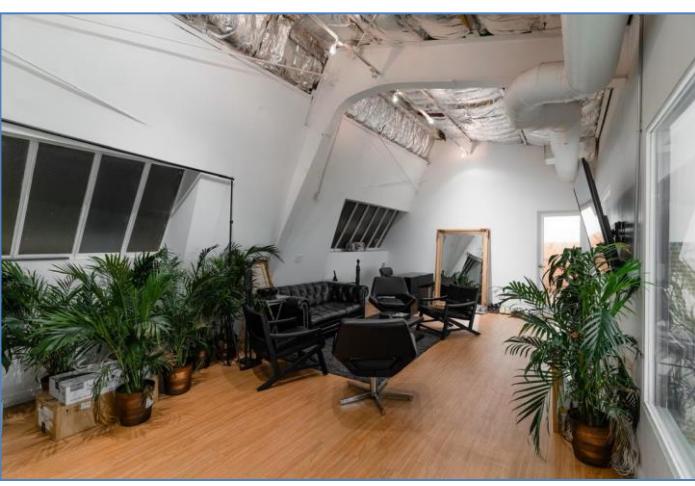
Photos

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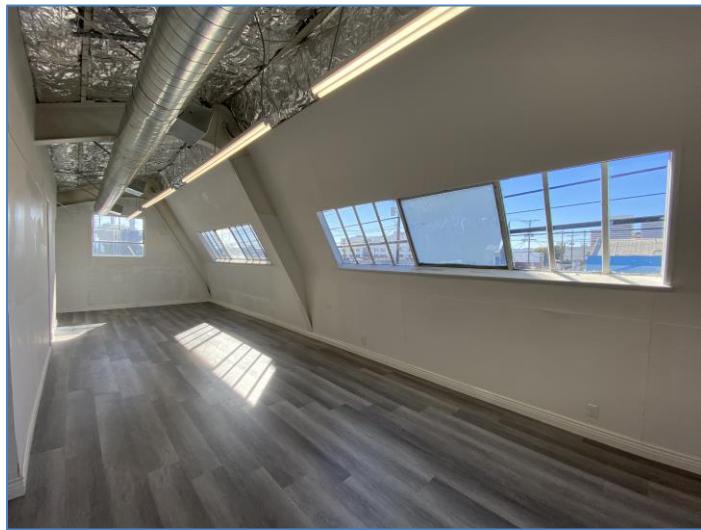
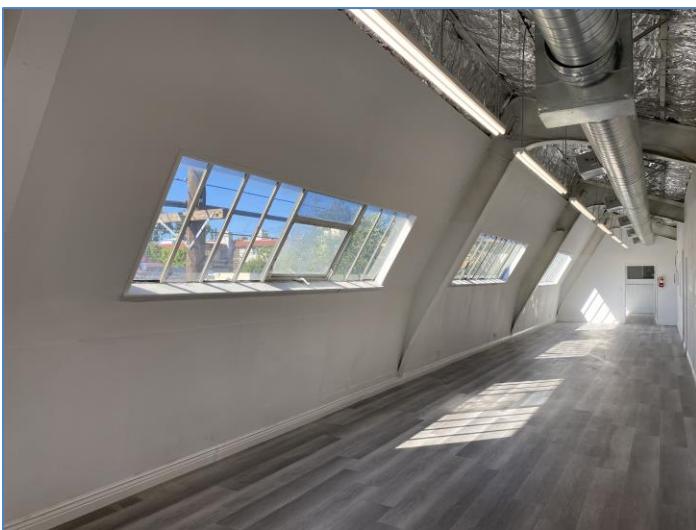
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