

REACH 838,000 PEOPLE WITHIN 5 MILES
AT THIS **LAST-MILE WAREHOUSE** NEAR
LAX, I-405 & LA WESTSIDE MARKETS

For lease

**540-550
NORTH
OAK ST**

**±114,357 DIVISIBLE SF
WAREHOUSE & OFFICE
LOCATED AT THE WEST EDGE
OF INGLEWOOD, CA**

CAITLIN RUSSO

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**AVISON
YOUNG**

PROPERTY HIGHLIGHTS

- » Last-Mile warehouse located just 0.9 miles from I-405
- » Located just 3.4 miles from LAX
- » Located just 2.1 miles from the new LA Rams & Chargers Stadium
- » Population within a 5-mile radius is 838,000
- » 36% office ($\pm 41,169$ SF) office & 64% ($\pm 73,188$ SF) warehouse totaling $\pm 114,357$ SF
- » 22 ft - 29 ft ceiling clear height in warehouse
- » 6 dock-high truck doors, 1 grade-level truck door, 1 van-high truck door, and 2 slab-high truck doors accessed by a forklift
- » Fenced and secured site accessed by a motorized gate
- » Public park directly across the street
- » Onsite Parking: 203 spaces
- » Additional Parking: The adjacent parcel (a church) has an agreement to park on the subject site on Sundays. In exchange, those on the subject site are able to park on the church property at all other times at no cost.
- » Asking Lease Rate: \$1.75/SF/month NNN with low operating expenses of \$0.18/SF/month



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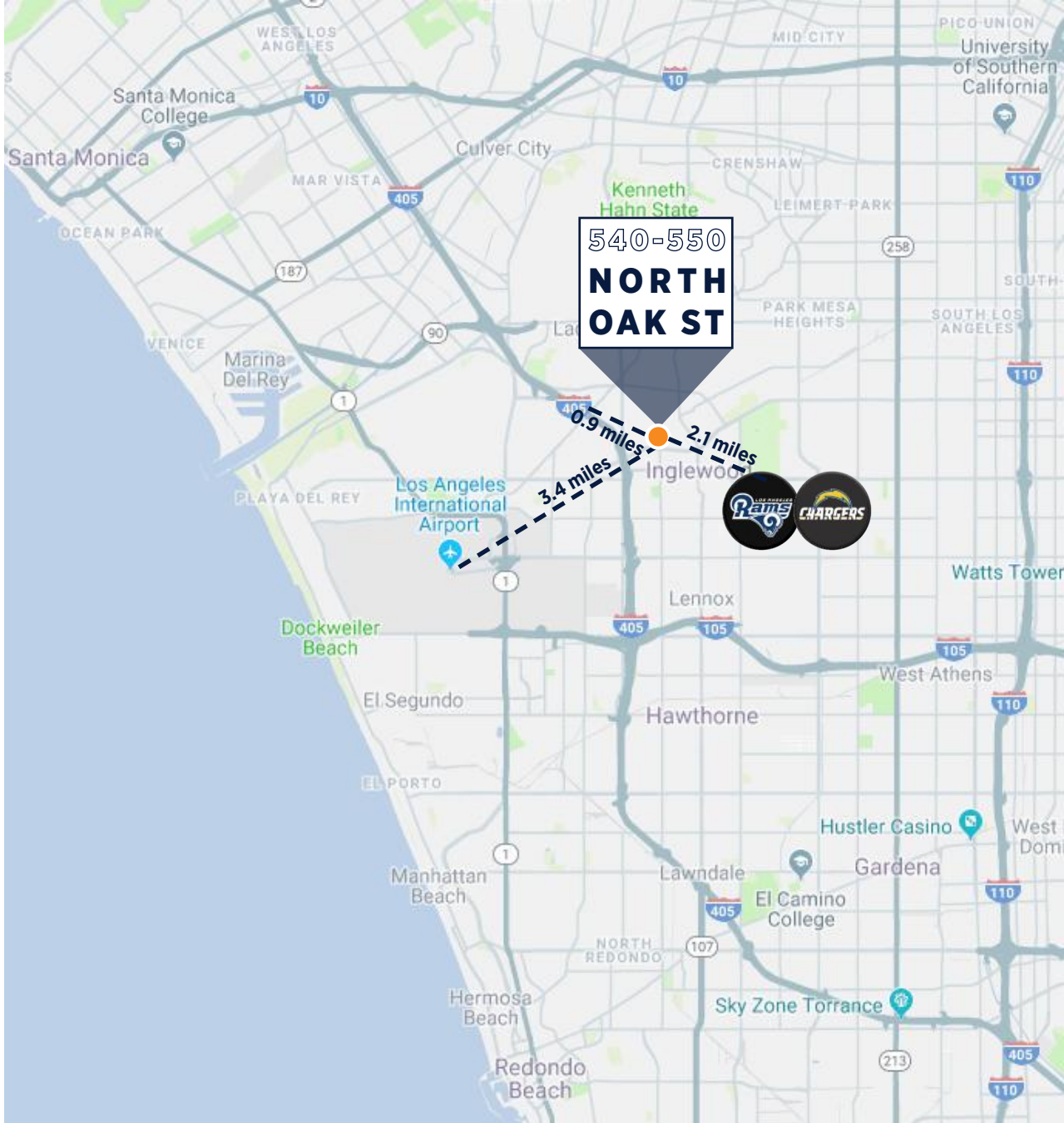
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LOCATION OVERVIEW

540-550
**NORTH
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ADDITIONAL
PARKING ON
ADJACENT LOT



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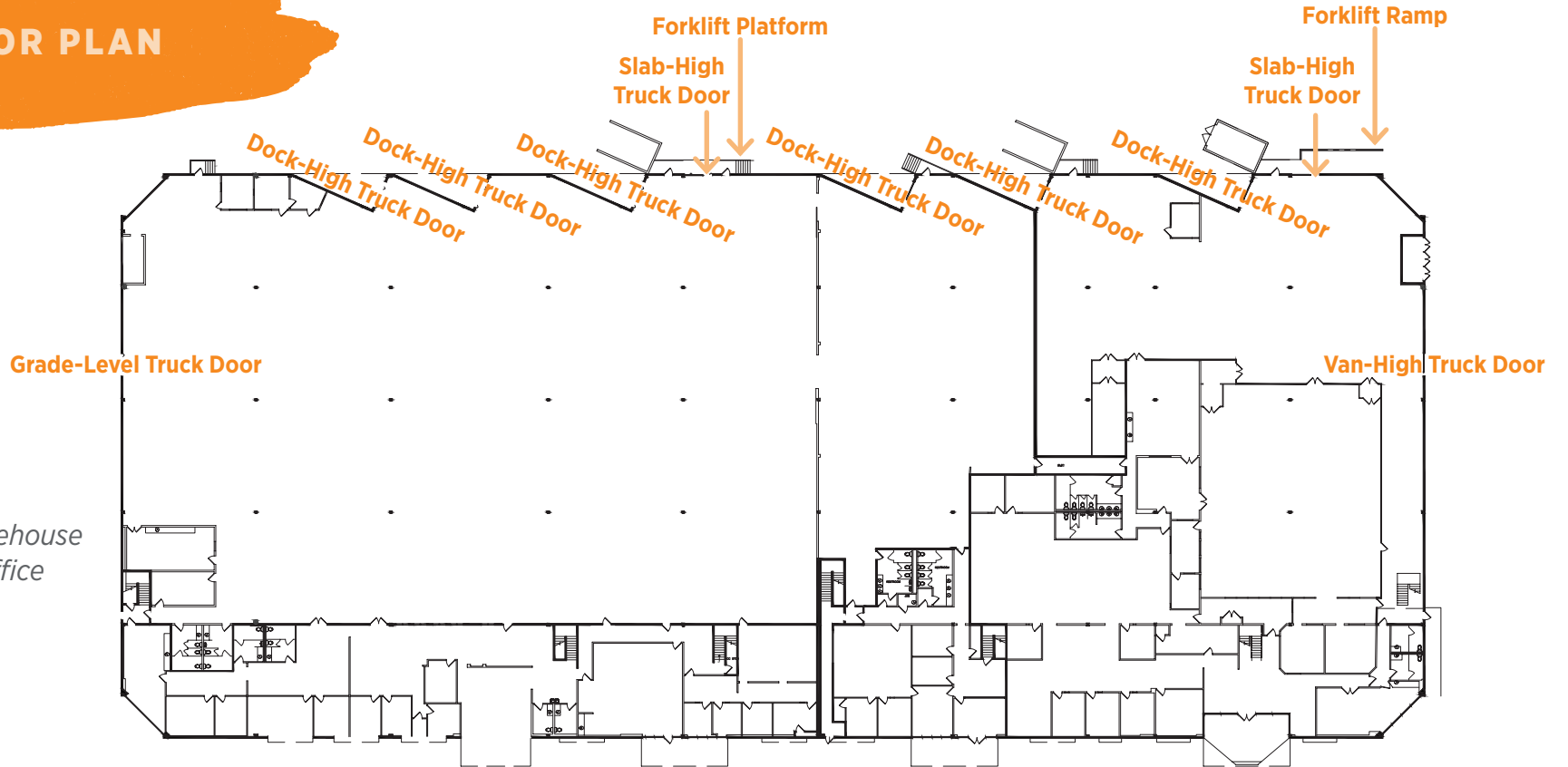
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FLOOR PLAN

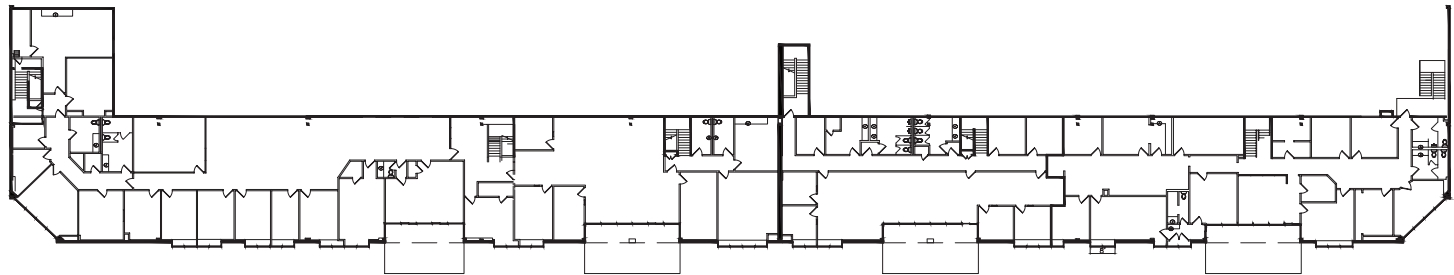


1ST FLOOR

±73,263 SF Warehouse
& ±20,547 SF Office

2ND FLOOR

±20,547 SF Office



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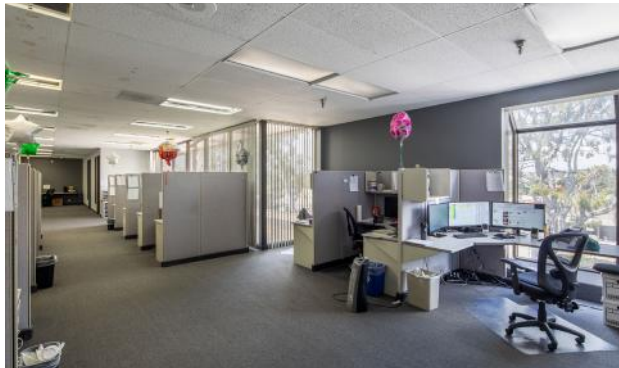
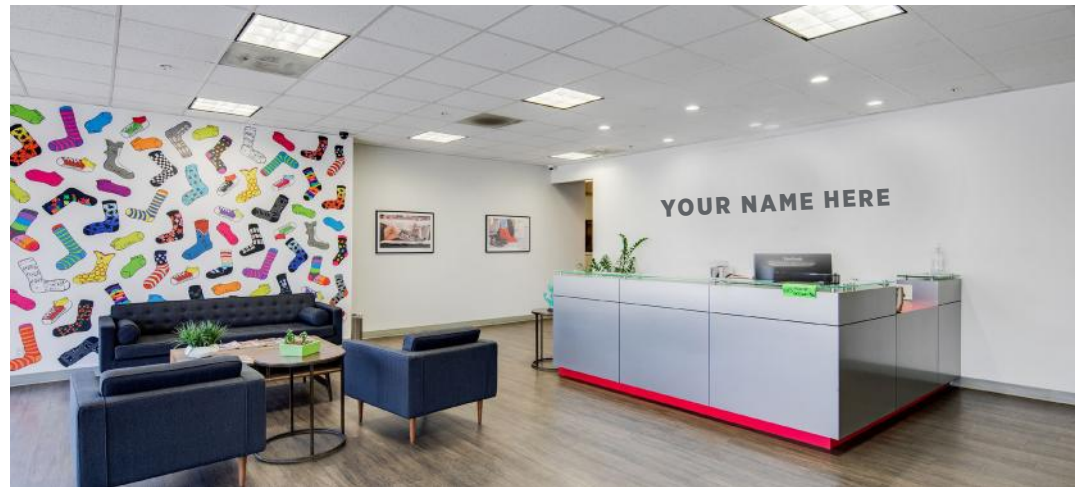
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