



13,860 SF

CREATIVE FLEX WAREHOUSE IN THE HEART OF PLAYA VISTA

5318-5320 McConnell Avenue

LOS ANGELES, CA 90066

GREAT VALUE IN PLAYA VISTA



TAMARACK
REAL ESTATE SERVICES

JAAD Partners
Corporate Real Estate Services





PROPERTY DETAILS

Address: 5318-5320 McConnell Avenue
Los Angeles, CA 90066

Total Space: 13,860 RSF Freestanding Building
10,050 RSF (Warehouse)
3,810 RSF (Office)

Asking Rent: **\$2.75 NNN / SF**

Parking: 33+ parking spaces (approx. 2.4/1,000 SF)
Private, secure parking lot

Term: 5-10 years

Ceiling Height: Minimum clearance 20'

Loading: Three (3) ground level loading doors

Contacts:

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Corey I. Spound

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Douglas A. Claman

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Other Features: **100% air conditioned building**
Executive restroom with shower
Two (2) kitchenettes
Retractable motorized skylights
Fiber optic service
Glu-Lam roof
Divisible & separately metered (400 Amps / side)
High identity in Media/Tech Enclave

Nearby Amenities: Walking distance to The Landing, Whole Foods, CVS,
Cinemark & multiple restaurants and amenities

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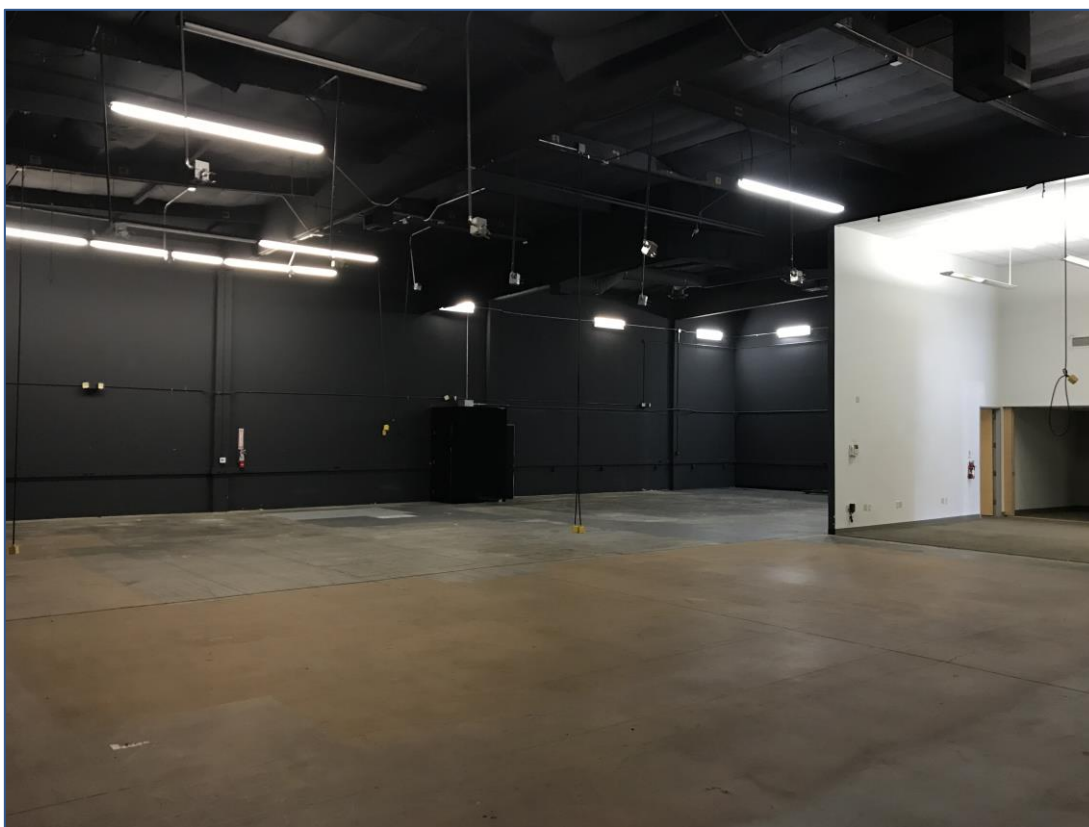
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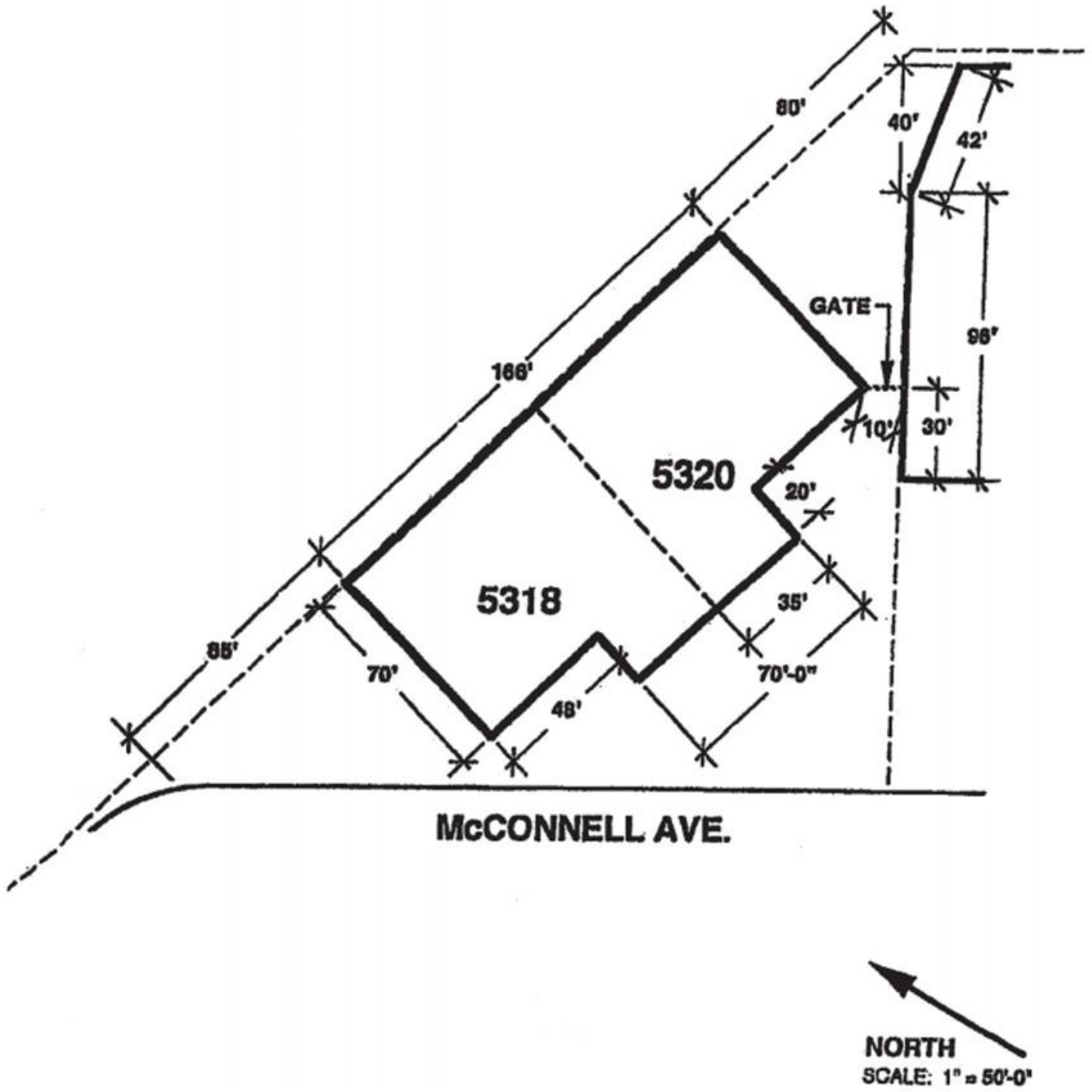
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Site Plan



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Nearby Amenities



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Map



MAKE YOUR IMPRINT IN PLAYA VISTA

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