



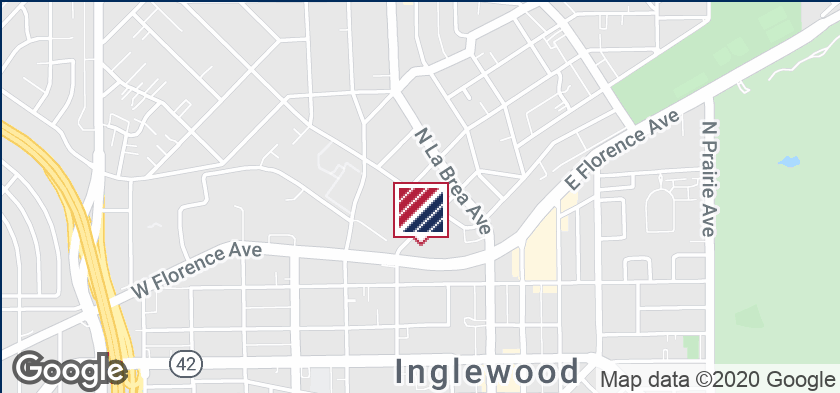
SUBJECT PROPERTY

**FOR LEASE 23,564 SF**

**250-256 IVY AVE.**  
INGLEWOOD | CA, 90302

**PROPERTY FEATURES:**

- Available Now
- Two Building Complex
- East Building Available For Lease
- Fenced Yard with Automatic Gates
- Loading & Immediate Access to 405 and 105 Freeways



FOR MORE INFORMATION PLEASE CONTACT:

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



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**FOR LEASE**  
INDUSTRIAL PROPERTY



### PROPERTY HIGHLIGHTS

- Sprinklered
- 20' Clear Height
- 1 Ground Level Door
- 5 Dock High Doors
- Two Power Panels
- Amps: 400 Volts: 277-280 Phase: 3
- 43 Parking Spaces

### OFFERING SUMMARY

Lease Rate:	\$1.65 SF/month (NNN)
NNN Fees:	\$0.18/SF
Available SF:	23,564 SF
Office SF:	2,720 SF

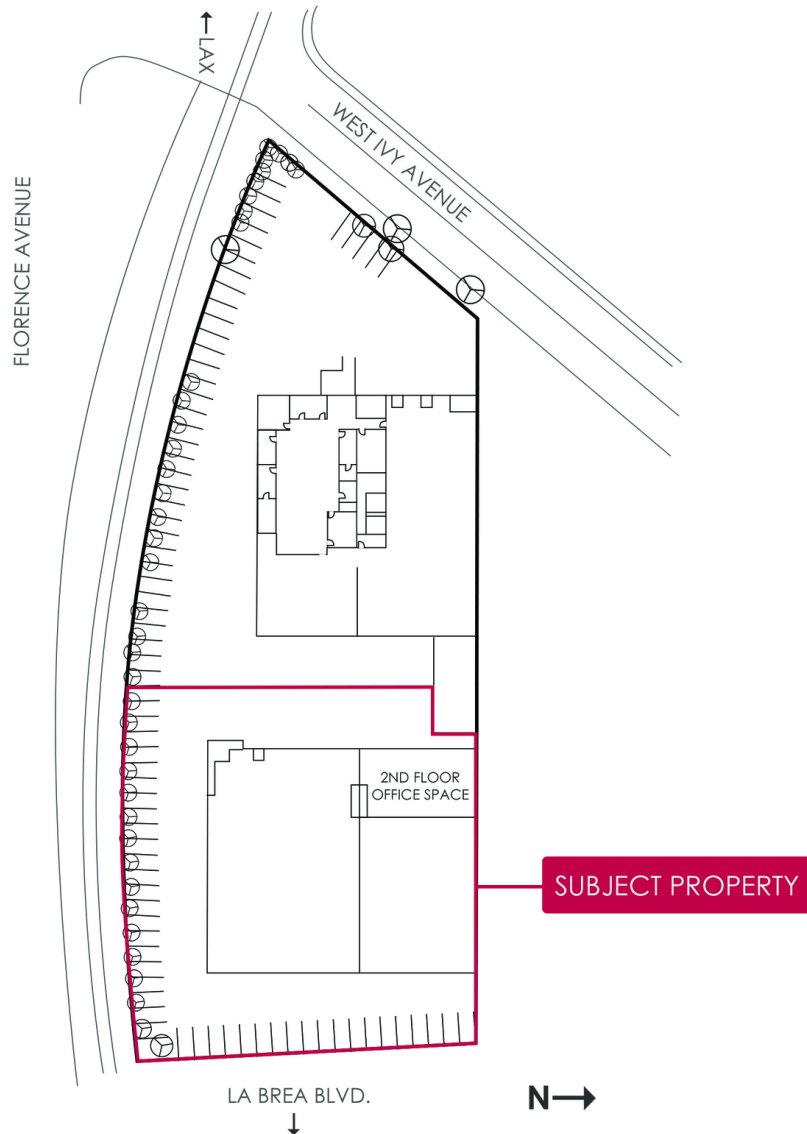
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**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	23,564 SF	Lease Rate:	\$1.65 SF/month

**AVAILABLE SPACES**

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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