

FOR SALE

FREESTANDING WAREHOUSE OFFICE SPACE

301 W. Beach avenue, Inglewood, CA 90302



310.839.3333
Lancelotcommercial.com



**ELECTRONIC
GATED PARKING**



Building SF : Approx. 4,800 SF
Land SF : Approx. 15,738 SF
Asking Price : \$2,449,000
Parking : Approx. 45 cars

- Private, gated, and secure premises with immediate access via electronic gate
- Existing two-bedroom apartment plus separate office overlooking yard above warehouse
- Large tree hedges and walls surround a private compound
- 13,000 SF of gated concrete yard enough for approx. 45 cars
- Two separate driveways

CONTACT:

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LANCELOT

Commercial Industrial Brokerage

1539 Sawtelle Blvd. Suite 18, Los Angeles, CA 90025

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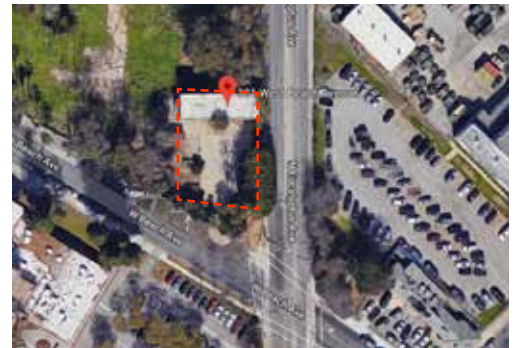
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PRIME CORNER LOCATION

- Terrific for car collector, creative office conversion, or service industry uses like contractor for outside storage
- Potential to add additional building
- Walking distance to downtown Inglewood and under construction Metro
- Contiguous to the Federal Express Distribution Center
- 5 Blocks to the 405 Freeway on/off ramp at Florence/Manchester
- 15 Minute drive to LAX, Culver City and the Westside



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