



3221 SOUTH HILL ST.
LOS ANGELES, CA 90007



CREATIVE STUDIO • WAREHOUSE • SHOWROOM • AVAILABLE NOW FOR LEASE

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Subject Property



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THE 3221 WAREHOUSE ON HILL STREET

3221 South Hill St. presents an industrial opportunity strategically located in the Jefferson Corridor, adjacent to the Historic South Central, West Adams Heights, and Downtown Los Angeles. This masonry-constructed warehouse facility, with a total building size of 20,545 square feet situated on a 0.82-acre lot, was originally built in 1956 and underwent renovation in 2012, ensuring modern functionality within its historic framework. The property features a clear height of 11 feet, making it suitable for a variety of industrial and manufacturing applications. Equipped with three drive-in bays, the space offers convenience for logistics and operations that require easy access for vehicles. With 39 standard parking spaces, it accommodates ample vehicle storage and parking for staff and visiting clients. Further enhancing its operational capabilities, the facility boasts a robust power supply with 400 amps, 240 volts, three-phase, and three-wire systems, meeting the demands of high-powered machinery and equipment. The M1 zoning classification of the property confirms its designation for light manufacturing uses, providing a flexible environment for a range of industrial activities. 3221 South Hill St. is a prime industrial lease opportunity for businesses looking to capitalize on its prime location and functional design.

Unit 121



Unit 103

FEATURES

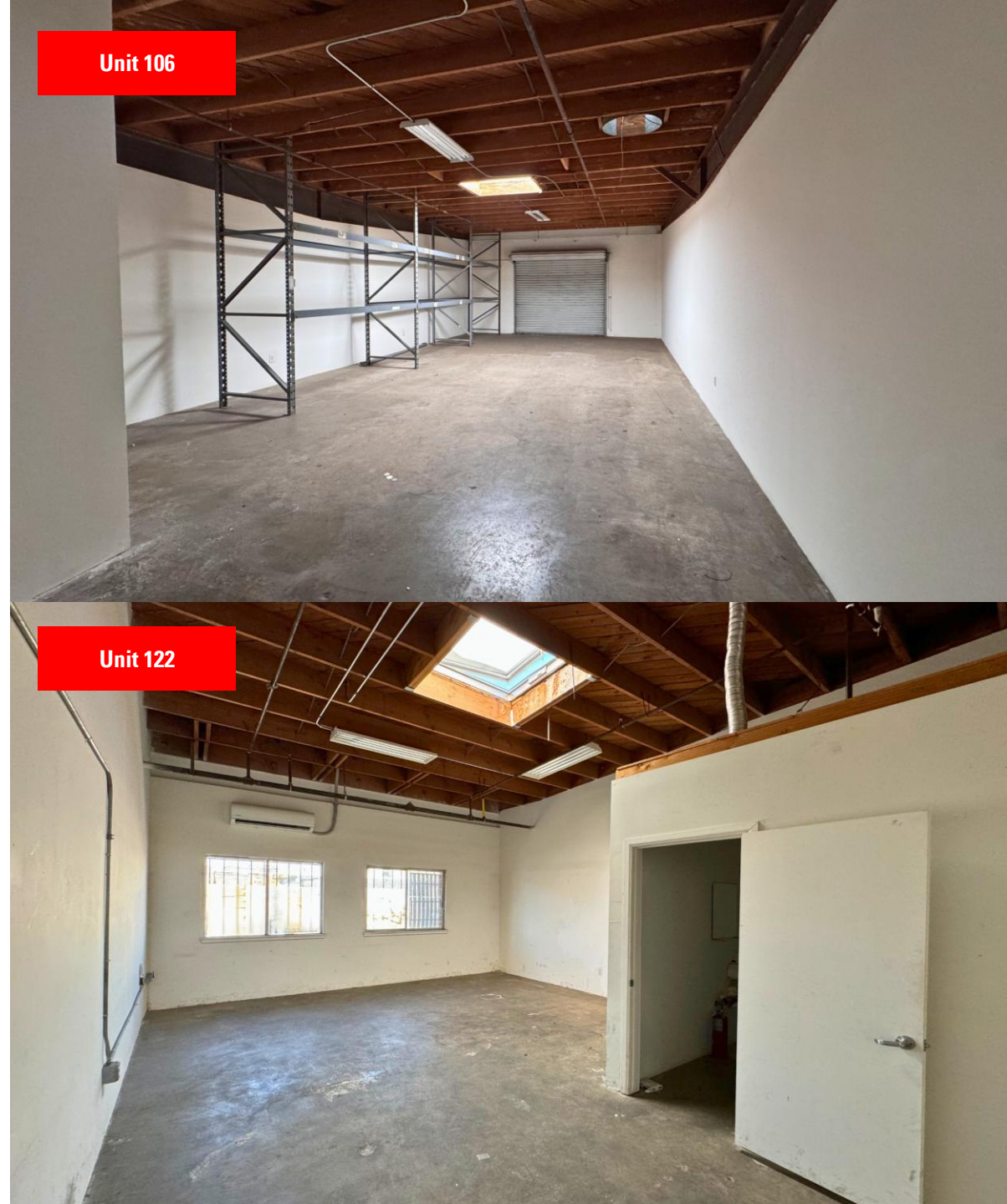
Suite	Size	Floor	Rate
101	± 800 SF.	Ground	\$1.63/SF
103	± 850 SF.	Ground	\$2.00/SF
106	± 1,100 SF.	Ground	\$2.18/SF
111	± 850 SF.	Ground	\$2.00/SF
112	± 1,800 SF.	Ground	\$2.11/SF
120	± 800 SF.	Ground	\$1.63/SF
121	± 800 SF.	Ground	\$2.50/SF
122	± 750 SF.	Ground	\$1.73/SF

TERMS

2 – 5 Years

LEASE HIGHLIGHTS

- Open Floor Plan Design
- Polished Concrete Flooring
- High Ceilings ($\pm$ 12 FT.)
- Abundant Natural Lighting
- Private Restroom (Each Unit)
- Secured, Gated Parking
- Workshop – Maintenance Compliant
- Building Signage Opportunity Available



THE MARKET

USC - Jefferson Corridor (Los Angeles, CA)

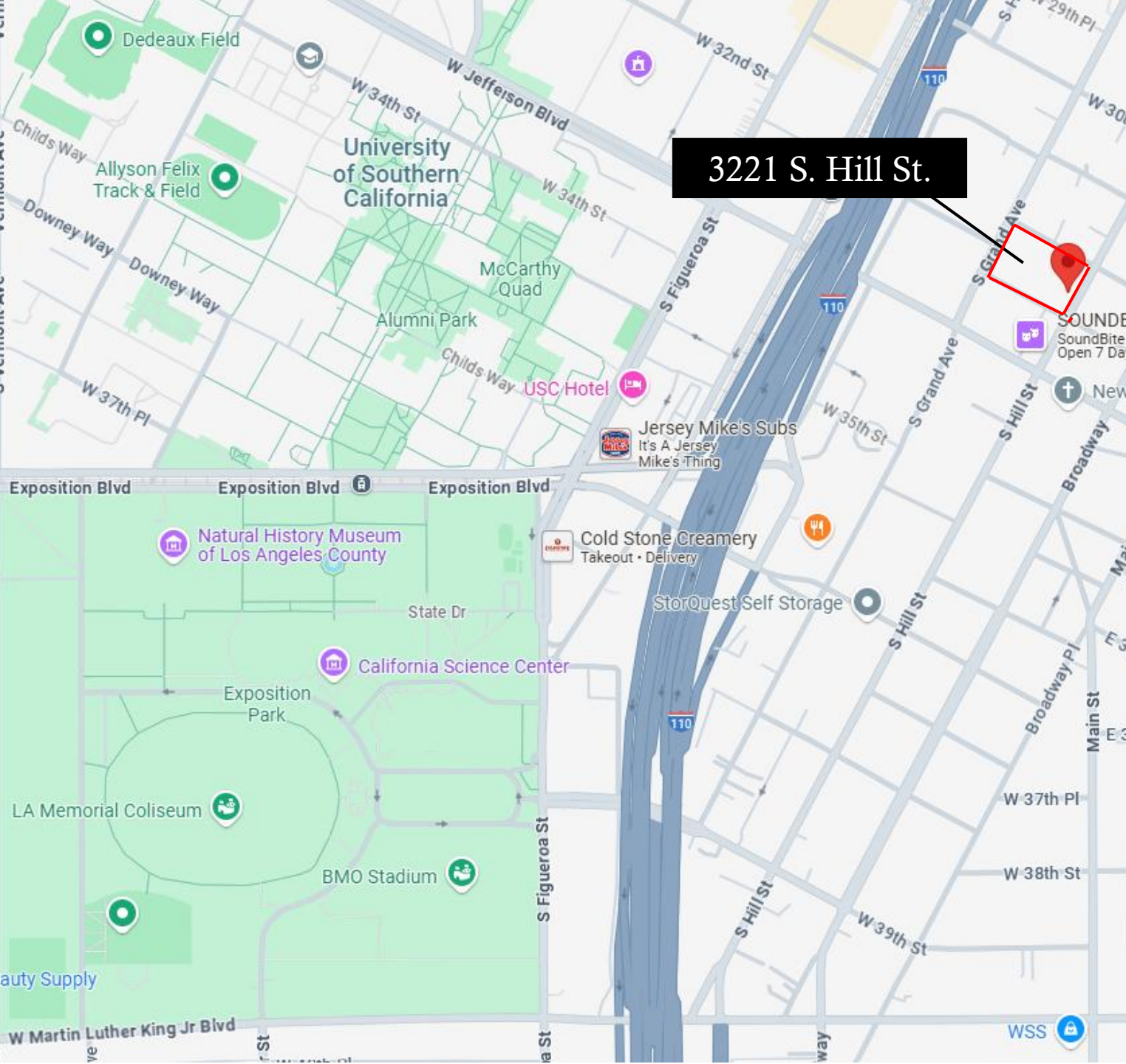
The USC - Jefferson Corridor is a significant area of commercial and cultural development in Los Angeles. This corridor, facilitated by the Metro EXPO Blue Line, is highlighted by the University of Southern California and major attractions like the Banc of California Stadium and the upcoming George Lucas Museum of Narrative Art, showcasing the city's commitment to economic vitality. Exposition Park, a central hub within the corridor. This strategic location, with its blend of historical charm and modern amenities, presents significant opportunities for commercial and residential growth.

27 Years – Median Age (Age Demographics)

\$40.5k – Average Household Income (26.00% Growth Rate)

The Property's Location





3221 S. Hill St.

Within a 3.0 Mile Radius

NEARBY AMENITIES

1. Jetty Coffee Roasters.....(0.1 miles)
2. The Galen Center.....(0.4 miles)
3. Shrine & Expo Audit.....(0.6 miles)
4. Univ. of Southern Calif.....(0.6 miles)
5. BMO Stadium.....(0.6 miles)
6. USC Village.....(1.4 miles)
7. Nature's Brew.....(1.7 miles)
8. Crypto.com Arena.....(2.0 miles)



88 – Very Walkable



76 – Excellent Transit



Andrew Mossighi | Portfolio & Operations Manager

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