

Available SF 3,873 SF

Industrial For Lease

Building Size 7,746 SF


Address: 3470 E Pico Blvd, Los Angeles, CA 90023

Cross Streets: Spence St/E Pico Blvd

3,873 SF Unit in Gated & Secure Industrial Compound
 200 Amp, 3-Phase Electrical Service
 3-Car Fenced Parking | 2 Ground Level Doors
 Efficient, Clear Span Whse | Modern Offices w/ Kitchenette
 Two-Street Access w/ Loading on 14th St & Pico Blvd

Lease Rate/Mo: \$4,260
Lease Rate/SF: \$1.10
Lease Type: Industrial Gross
Available SF: 3,873 SF
Minimum SF: 3,873 SF
Prop Lot Size: POL
Term: 3-5 Yrs w/Annual Adjustments
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M2-1-CUGU

Sprinklered: No
Clear Height: 14'-17'
GL Doors/Dim: 2
DH Doors/Dim: 0
A: 200 V: 240 O: 3 W: 4
Construction Type:
Const Status/Year Blt: Existing / 1968
Whse HVAC: No
Parking Spaces: 3 / **Ratio:** 0.8:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 450 SF / 2
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: CBD
APN#: 5190-036-025

Listing Company: Reavis Realty
Agents: [Eric Reavis 213-709-6760](mailto:eric@reavisrealty.com)

Listing #: 45508726

Listing Date: 08/24/2026

FTCF: CB250N000S000/OAA

Notes: For quickest response, call or text (213)709-6760 or email eric@reavisrealty.com. Additional construction type: Masonry. Enter via 14th St into parking lot between 3461 & 3481 E 14th St.