

FOR LEASE

19,376 S.F. Industrial Building



DORIN REALTY
COMPANY, INC.



845 East 60th St., Los Angeles, CA 90001

Outstanding Low Cost, Brick Distribution/Manufacturing Building

HIGHLIGHTS:

- Loading: Four (4) Dock High Positions.
- Power: 600 Amp, 240 Volt, 3 Phase
- Office: 2,028 S.F. - Flexible Layout
- Clearance: 14'-20'
- Two 50' Spans
- Gas Line
- Rear 2,300 S.F. Storage Yard
- Abundant Skylights Provide Great Natural Light.

LOCATION:

- Part of a Business Improvement District with Security Patrols and Monitored Cameras.
- Less than 1 mile from I-110 Freeway Ramps with Great Proximity to Downtown Los Angeles, Ports and LAX
- M-2 Zoning - Great for a Variety of Uses.

This Outstanding Property is Offered for \$14,532/month (\$.75/SF) Gross



Contact exclusive agent:

Mark Whitman

Lic. No. 00918875

mwhitman@dorinrealty.com

213-627-0007 Ext 124

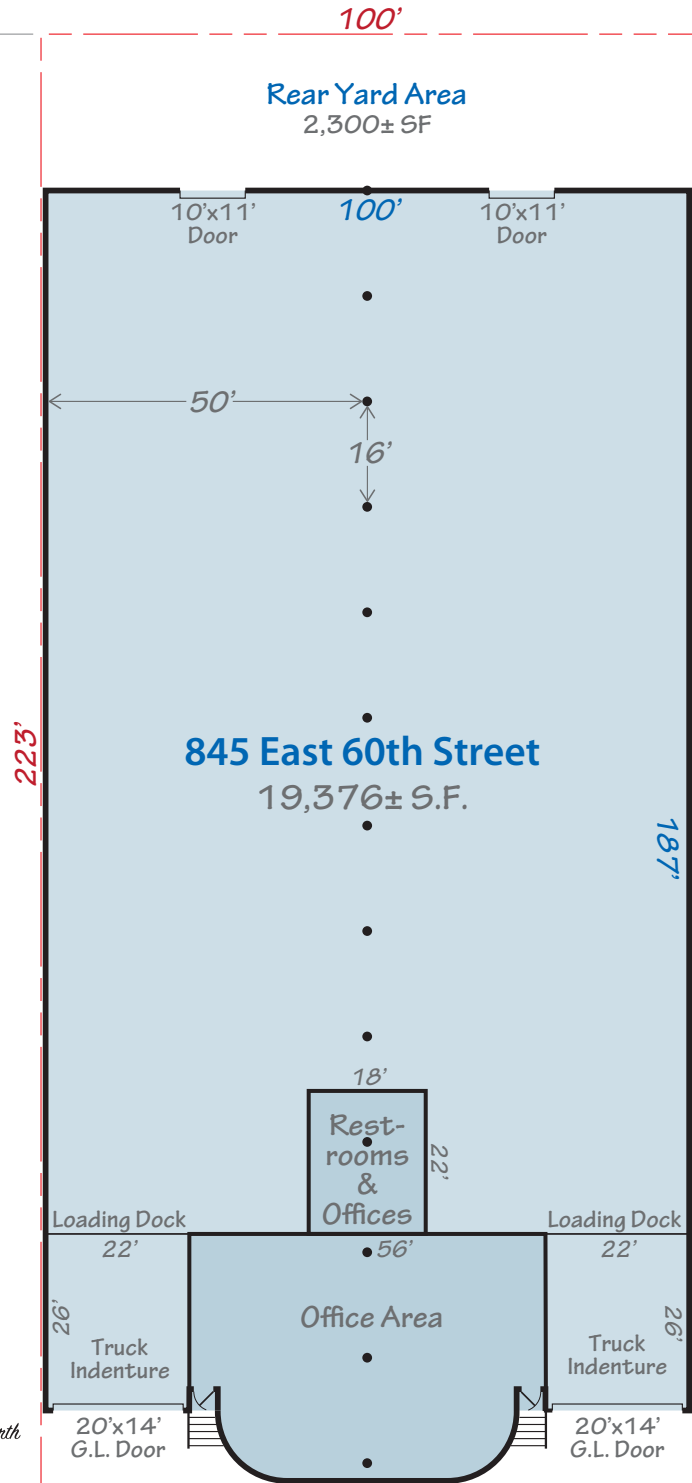
4555 Pacific Blvd., Vernon, CA 90058-2207

Industrial and Commercial Real Estate Specialists
Since 1959

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The information contained herein is from sources we believe to be reliable but, we do not guarantee its accuracy. All measurements & dimensions are approximations and are not to scale. Clients are encouraged to verify their accuracy.

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E. 60th Street



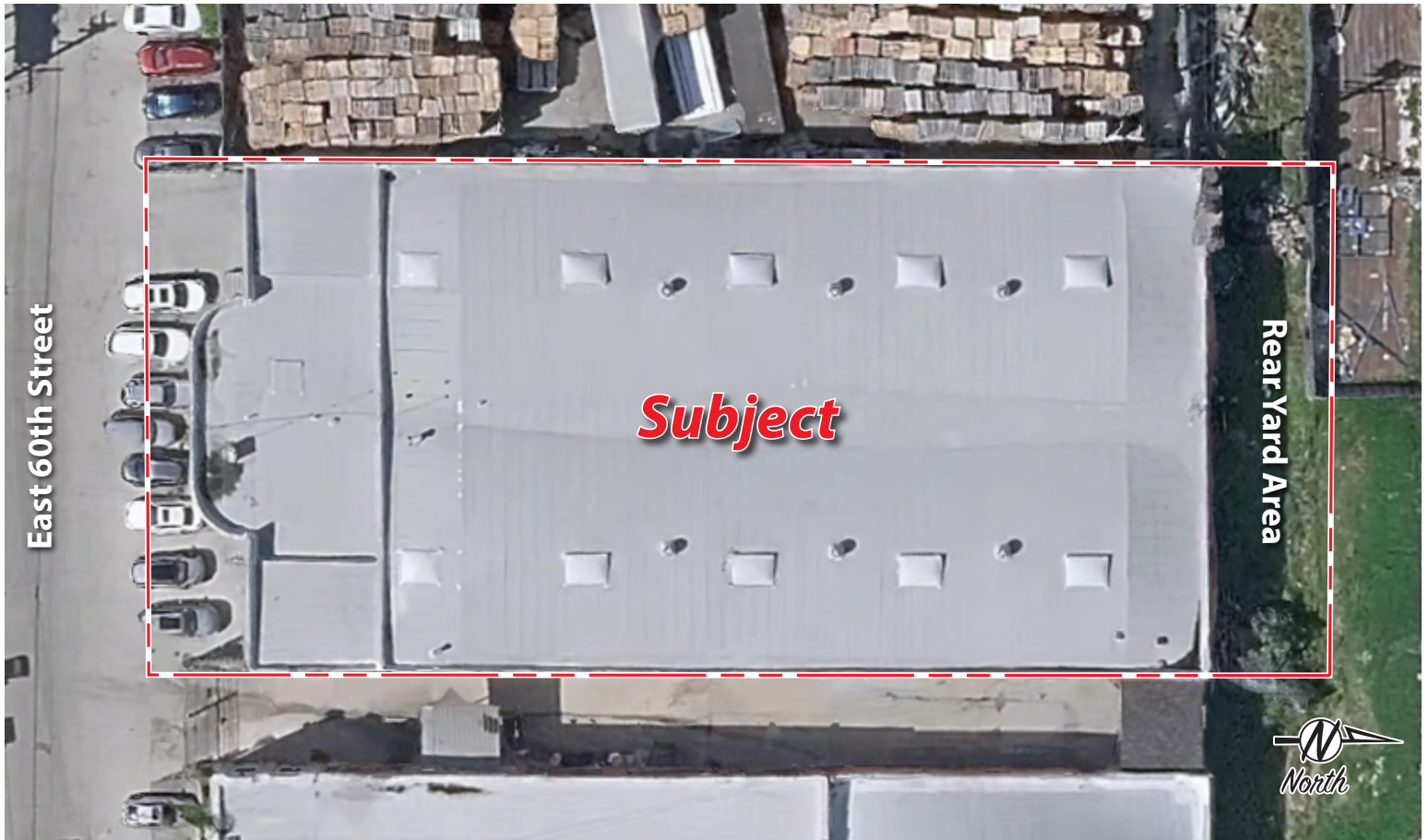
DORIN REALTY
COMPANY, INC.
Lic. No. 00531646

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Lease Rate/Mo: \$14,532.00	Sprinklered: No	Office SF / #: 2,028 SF / 3
Lease Rate/SF: \$0.75	Clear Height: 14'-20'	Restrooms: 2
Lease Type: Gross	GL Door/Dim: 0	Office HVAC: None
Available SF: 19,376 SF	DH Door/Dim: 4 / (2) 20'x12'	Finished Off. Mezz: 0 SF
Minimum SF: 19,376 SF	Elec: A: 600 / V: 240 / O: 3 / W: 3	Include In Available: No
Prop Lot Size: 0.51 Ac / 22,337 SF	Construction Type: Masonry	Unfinished Mezz: 0 SF
Term: 305 Years w/Periodic COLA's	Const. Status/ Year Built: Existing / 1948	Include In Available: No
Sale Price: NFS	Warehouse HVAC: No	Possession: Now
Sale Price/SF: NFS	Parking Spaces: 6	Vacant: Yes
Taxes:	Parking Ratio: 0.3:1/	To Show: Call Broker
Yard: No	Rail Service: No	Market/Submarket: Outlying Los Angeles
Zoning: M2	Specific Use: Warehouse/Office	APN#: 6007-004-013
Listing Company: Dorin Realty Company	Listing Date: 01/05/2026	FTCF#: CB250N000S000/AOAA
Agent: Mark Whitman 213-627-0007		
Listing #: 44097365		

Special Features: Free Standing Building. Rear 2,300 SF land can be used. All details must be verified.



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