

# FOR LEASE ±18,264 SF

2853 E PICO BLVD, LOS ANGELES, CA 90023



For more information, please contact:

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Los Angeles, CA 90021  
Corporation DRE# 01983713

## Executive Summary

2853 E Pico Boulevard offers an excellent opportunity to lease a highly functional ±18,264 square foot industrial facility in a strategic Central Los Angeles location, just east of Downtown Los Angeles and just north of Vernon. The property features a desirable wood bow truss ceiling with 16-foot minimum clear height, dock-high loading, full sprinkler system, and heavy 400 amps / 480 volts / 3-phase electrical power, making it well suited for warehouse, manufacturing, showroom, wholesale, or distribution operations.

A key advantage of this facility is that the entire premises are 100% air conditioned, offering a cleaner and more comfortable operating environment than a typical industrial building. The property also includes approximately 2,000 square feet of clean open office area, abundant natural light throughout, and convenient access to major freeways and key industrial corridors. Offered at \$16,400 per month, or approximately \$0.90 per square foot gross, this property delivers an attractive combination of power, functionality, comfort, location, and value in the Los Angeles industrial market.

## Property Details

Building SF:	18,264 SF
Office SF:	2,000 SF
Year Built:	1935
Min Clear Height:	16'
Loading:	1 Dock High Door
Power:	400 amps, 480 volts, 3 phase
Zoning:	M3-1-CUGU
Sprinklered:	Yes
Lease Rate:	\$16,400 per month (\$0.90/SF) gross

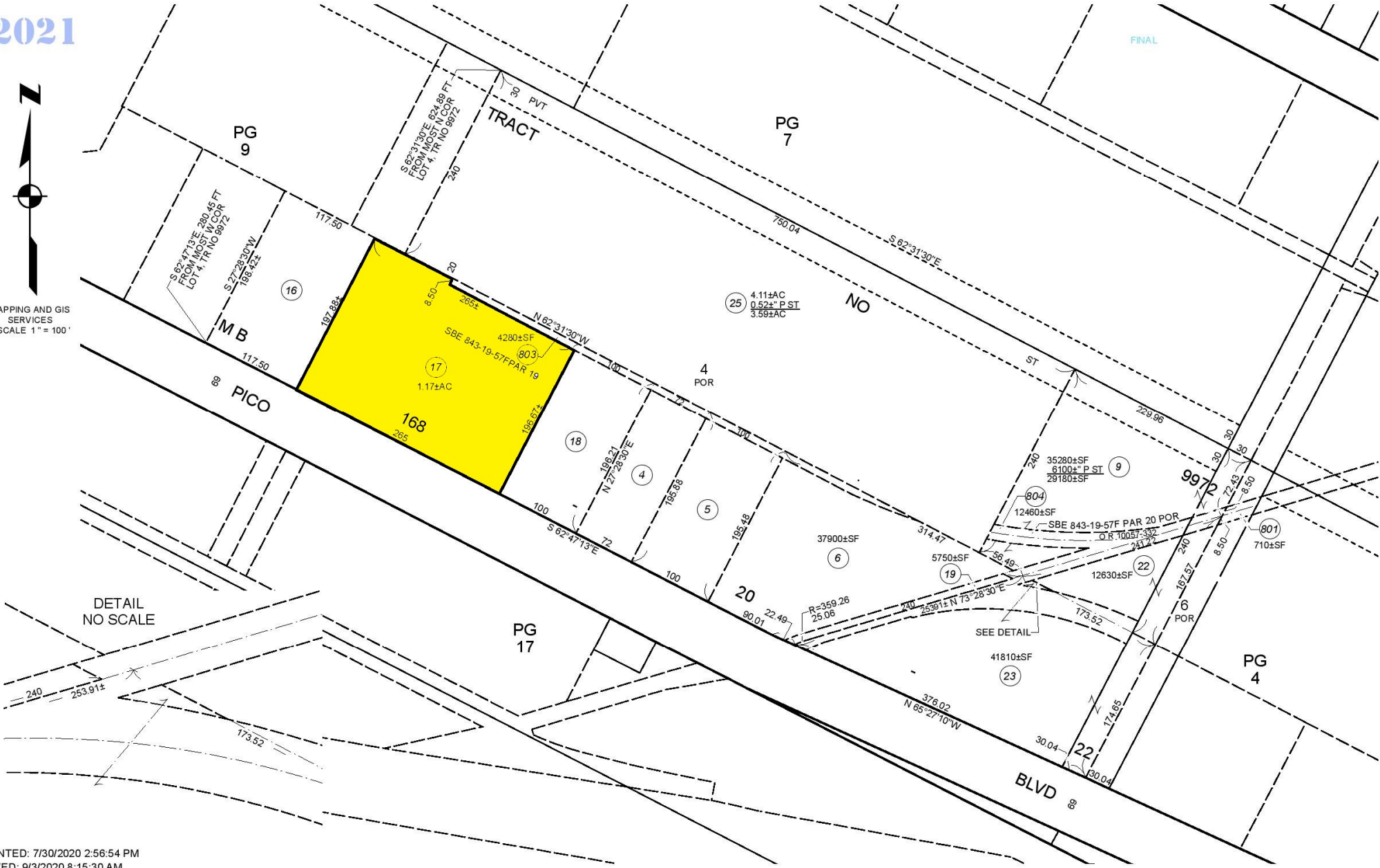
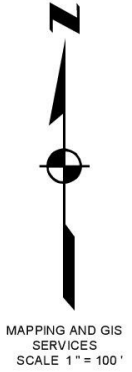
All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Lessee must verify all information.

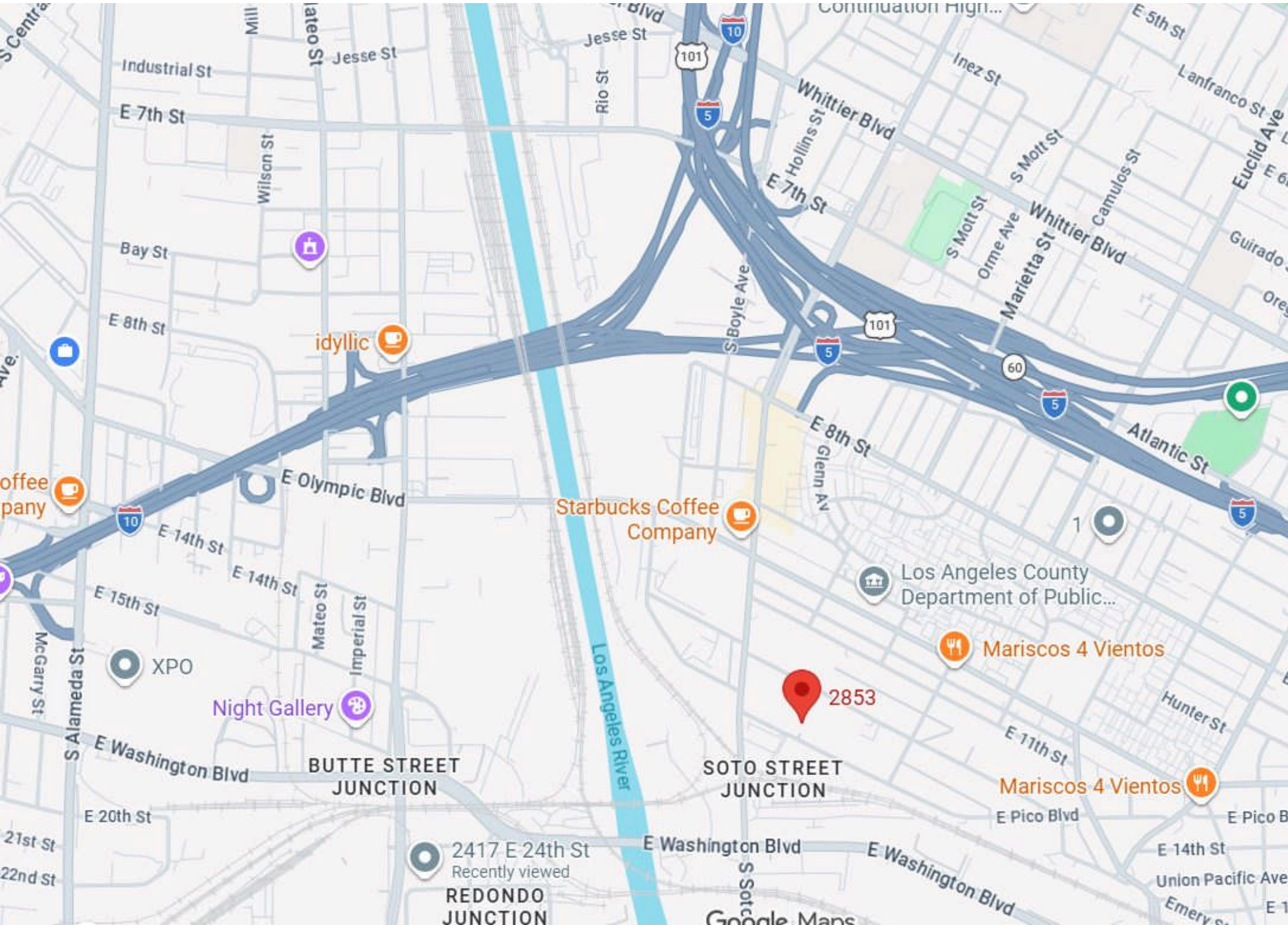
## Property Highlights

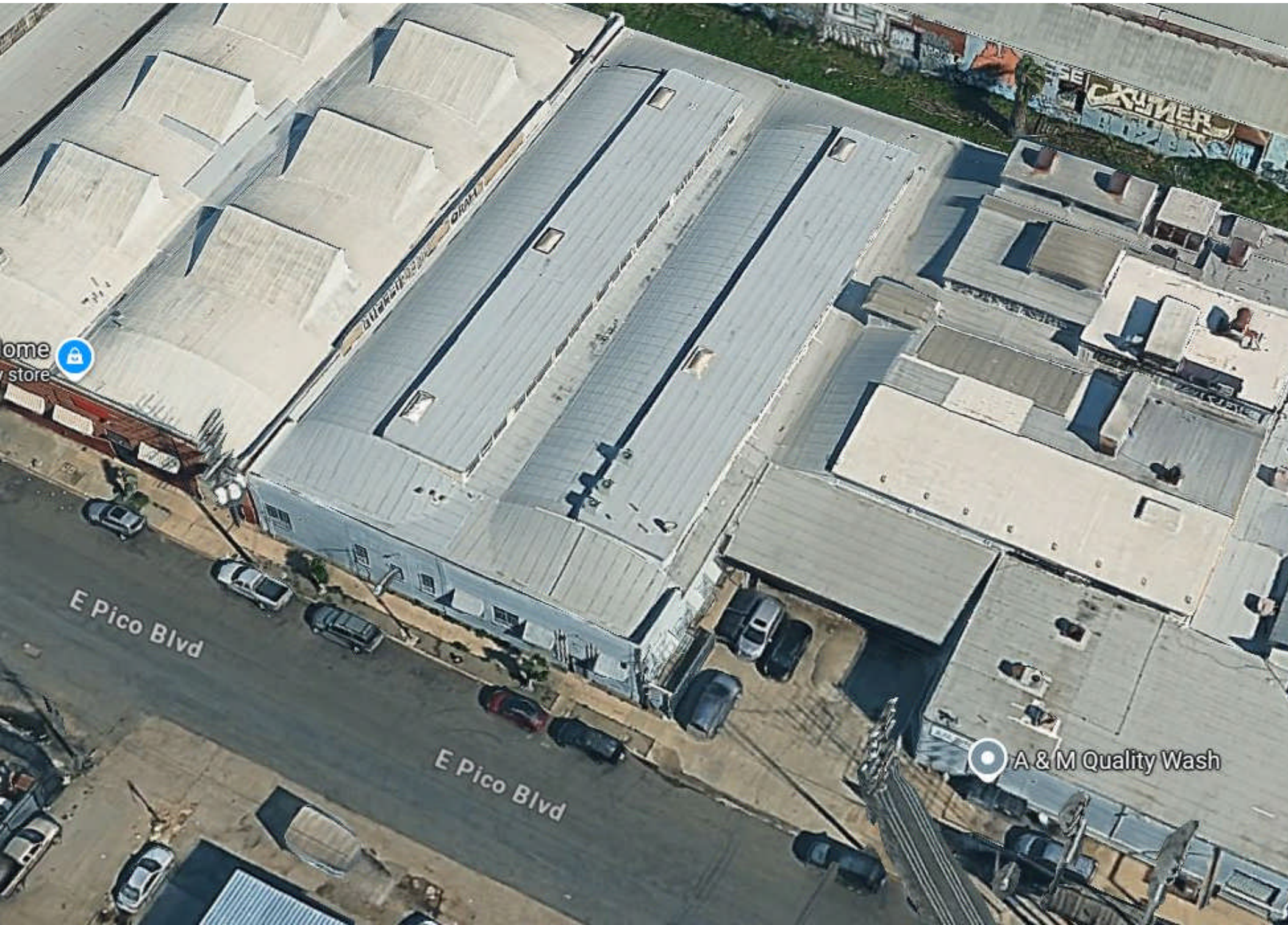
- Wood bow truss ceiling with 16' minimum clear height
- 100% air conditioned throughout the entire premises
- Located just east of Downtown Los Angeles and just north of Vernon
- Close proximity to major freeways and key industrial corridors
- 400 amps / 480 volts / 3-phase heavy electrical power
- ±2,000 SF clean open office area
- Fully sprinklered building
- Dock-high loading
- Abundant natural light throughout the building
- Ideal for warehouse, manufacturing, showroom, wholesale, or distribution use

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Home  
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E Pico Blvd

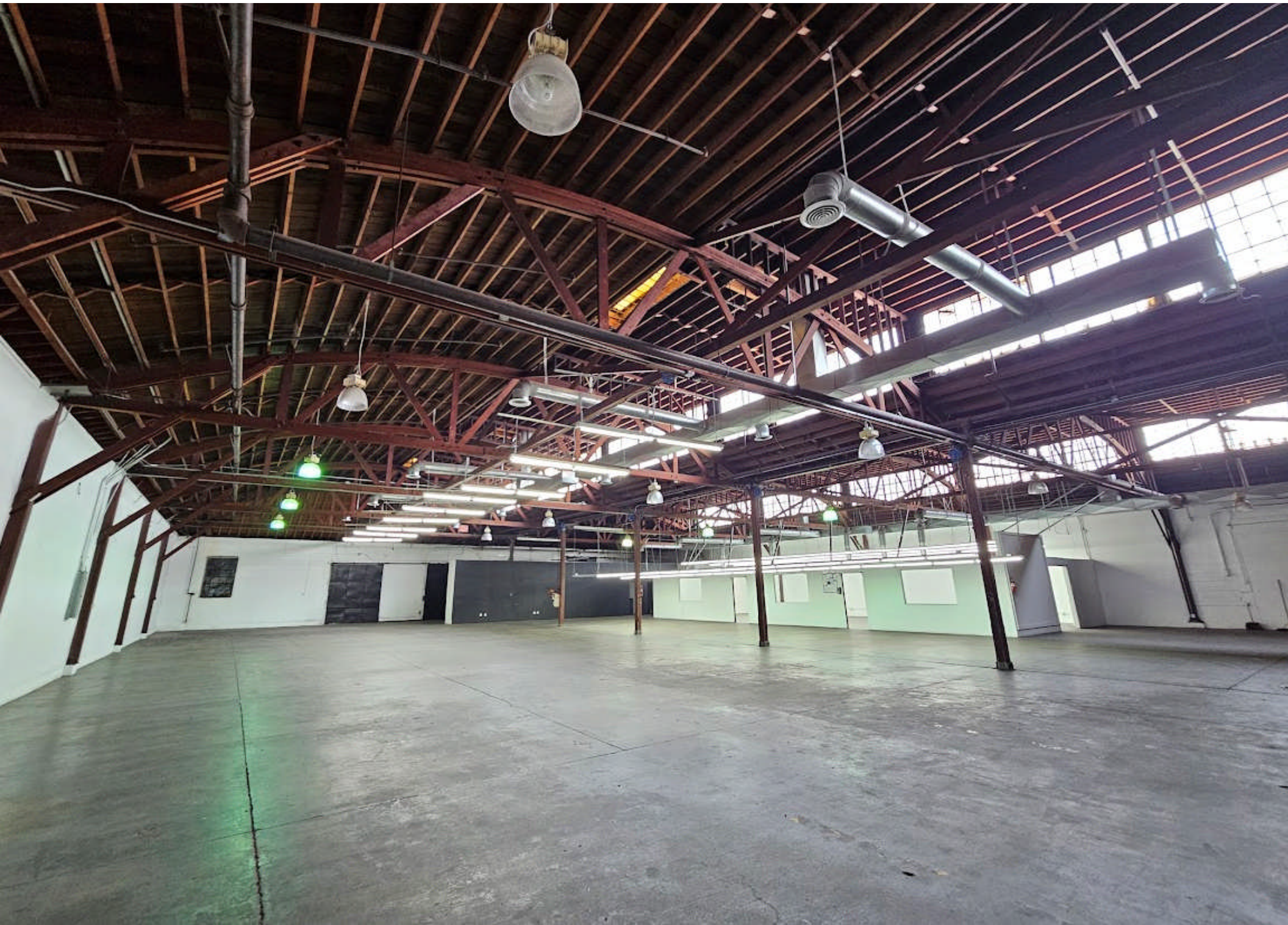
E Pico Blvd



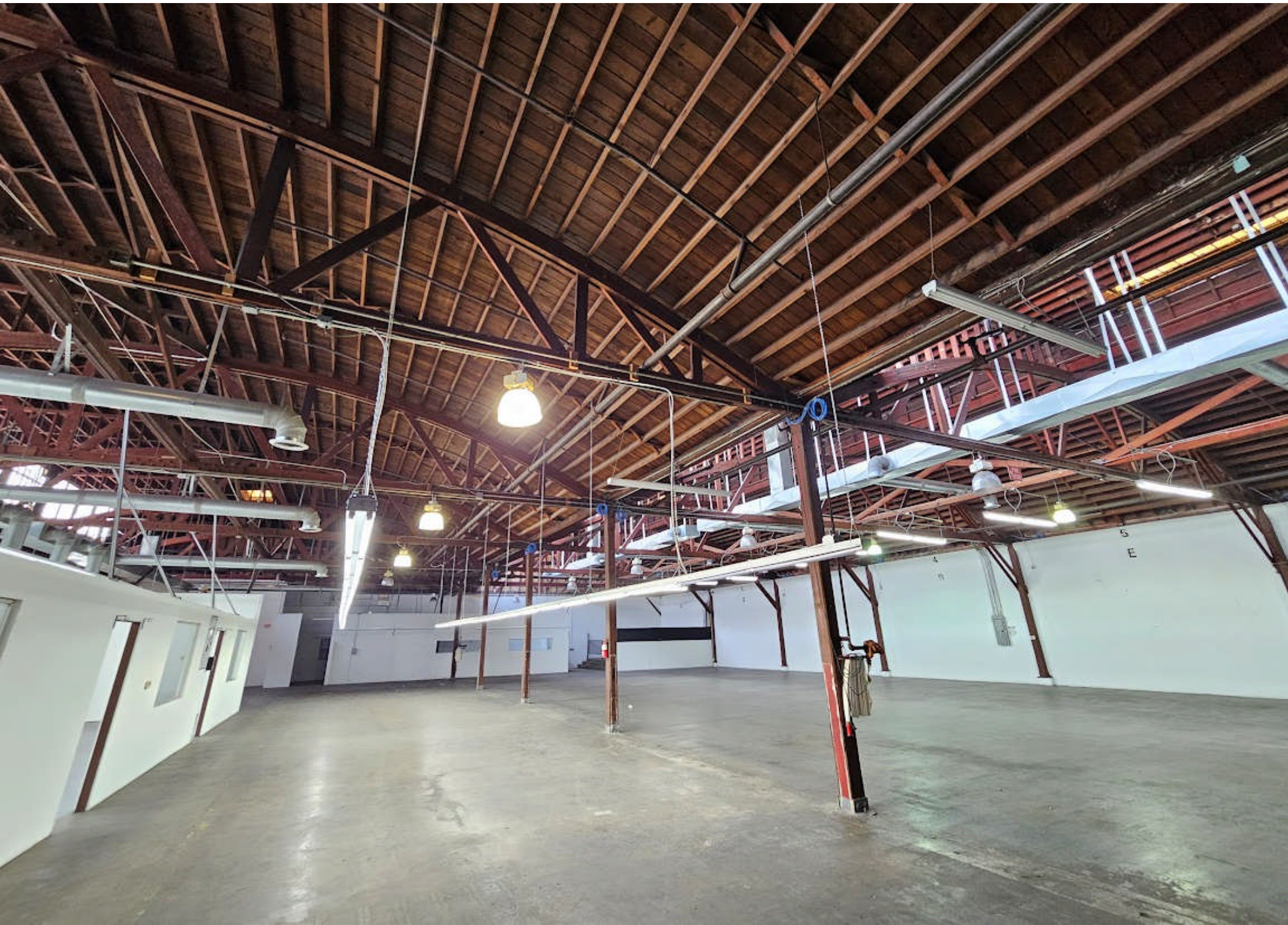
A & M Quality Wash

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