

FOR LEASE ±20,000 SF ONE OF A KIND CREATIVE UNIT

Additional Space Available
±8,000 SF to ±28,000 SF

**1238 PALMETTO ST
UNIT A
LOS ANGELES, CA 90013**

SCAN TO SEE THE
±28,000 SF
OPPORTUNITY



PROPERTY HIGHLIGHTS

- One of a Kind Creative Building
- Located in the Downtown Wholesale District
- Two Street Frontage (Palmetto St and Factory Pl)
- Rare Beautiful Interior Roof Structure
- Next To “At Mateo” Retail & Office Complex
- ±8,000 to ±28,000 SF Available/Divisible
- 26’ Clearance
- 3 Dock High Doors

LEASE RATE ►

\$18,000 / MO (\$0.90 PSF GROSS)

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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BACCI-TSAPARIAN-GORMLY
INDUSTRIAL GROUP

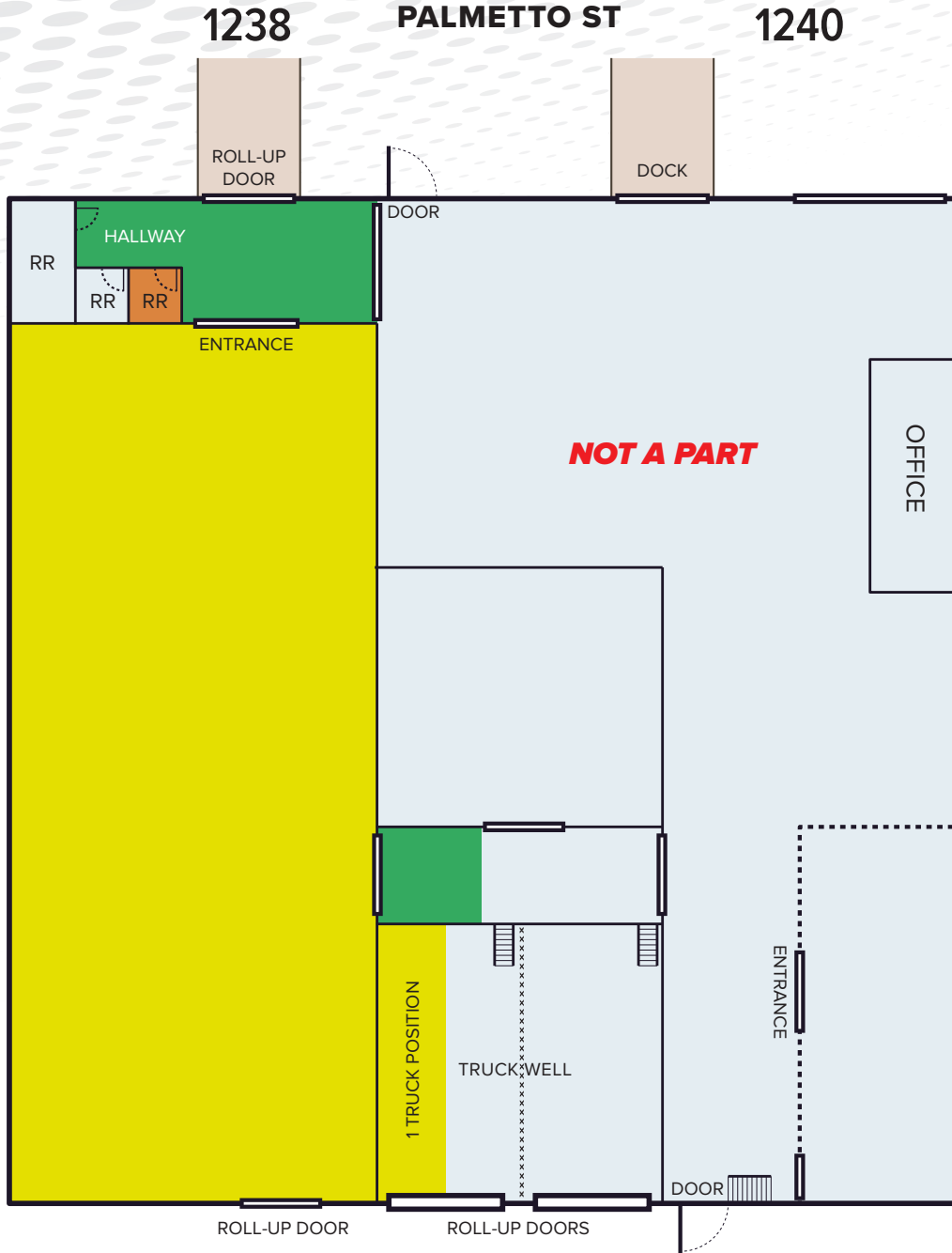
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±20,000 SF One of a Kind Creative Unit

1238 PALMETTO ST, UNIT A • LOS ANGELES

PROPERTY SITE PLAN



- Subject Space
- Common Area Access
- First Restroom Stall
Exclusively for Tenant at 1238 Palmetto

FACTORY PL

NOTE: Drawing not to scale. All measurements and sizes are approximate.

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