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**WAREHOUSE FOR LEASE**

2463 E 8<sup>th</sup> St, Los Angeles



**LYONSTAHLL**



PROPERTY  
OVERVIEW

## 2463 E 8<sup>th</sup> St, Los Angeles

Los Angeles, California 90021

**Lease Price: \$2.00**

RSF	15,477 SF
LOT SIZE	16,484 SF
ZONING	INDUSTRIAL MIXED USE
OCCUPANCY	100%
TERM	NEGOTIABLE
PARKING	+30 PARKING SPOTS
YEAR BUILT	1965

- Entire Warehouse is Available For Lease at \$2.00
- Warehouse is Able to be Sectioned off Depending on the Needs of the Tenant
- Secure Parking Lot on the Roof of the Building with Space for 30+ Cars
- Two Dock Height Roll up Doors
- Located Right Off of the 10FWY with entrance and exit to FWY on E 8<sup>th</sup> St.

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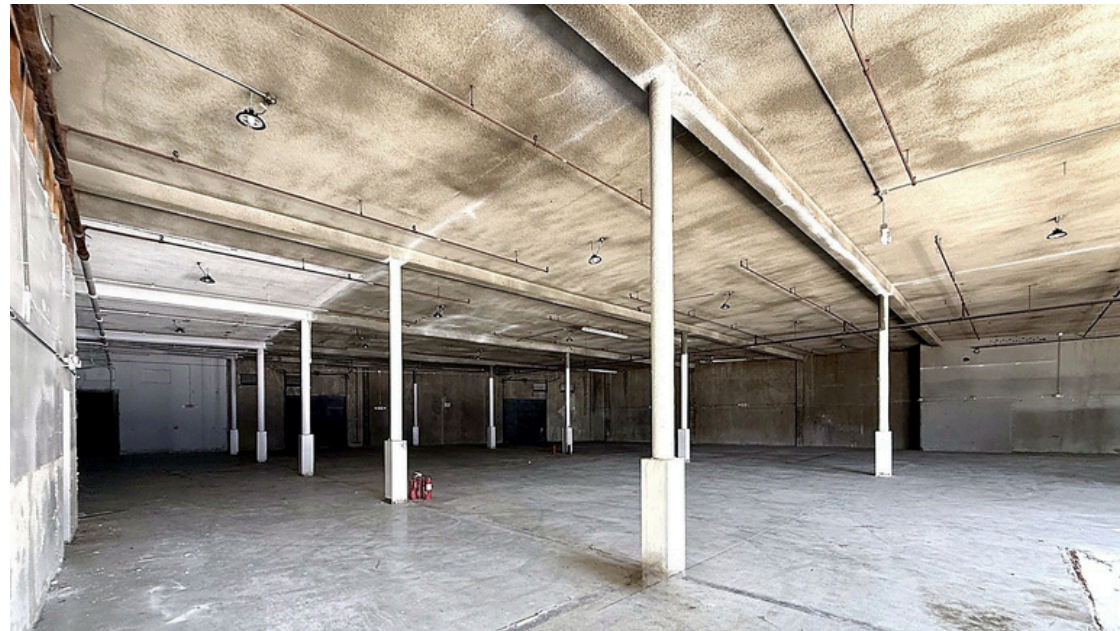
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For Lease

## Warehouse In Downtown Los Angeles



For Lease

# Warehouse In Downtown Los Angeles

**2463 E 8<sup>th</sup> St** is a 15,477 SF industrial warehouse situated on a 16,484 SF lot in the heart of Los Angeles' Central City East submarket, offering tenants a rare combination of scale, functionality, and flexibility. The property is delivered vacant and presents a true blank canvas, well-suited for industrial, showroom, creative, or light manufacturing users looking to customize the space with their own improvements.

The building features high ceilings, a largely open floor plan with widely spaced columns, and sufficient lighting throughout, providing efficient usability across a variety of operational layouts. Two dock-high loading positions allow for streamlined logistics, while multiple roll-up doors at the rear of the building provide access to a small secured outdoor area. An existing mezzanine level offers additional usable space, well-suited for office, storage, or creative buildout.

A unique feature of the property is its secured rooftop parking, accessed via a gated ramp, with capacity for approximately 30 vehicles—an uncommon amenity in the immediate area. The site is zoned [M] with overlay designations (tenant to verify), allowing for a range of industrial and potential creative uses.

Strategically located with immediate access to the 10 Freeway via the E 8th St on/off ramp, the property also offers convenient connectivity to the 101 and 5 freeways, as well as close proximity to the Alameda Corridor, making it ideal for users requiring efficient regional access.

Delivered vacant and ready for immediate occupancy, 2463 E 8th St offers scale, functionality, and flexibility in one of Los Angeles' most supply-constrained industrial submarkets.



For Lease

# Warehouse In Downtown Los Angeles



## Zoning Information

### **Industrial Mixed-Use (IX4-FA / MM1-CDF1-5 / CPIO)**

The Industrial Mixed-Use District is intended to accommodate a wide range of commercial, light industrial, and creative uses within areas historically utilized for manufacturing, while promoting adaptive reuse and modern employment-generating activity. The zoning framework leverages the property's proximity to major transportation infrastructure and supports flexible tenant configurations.

### **Flexible Use Regulations**

The IX4 District permits a diverse mix of warehouse, distribution, light manufacturing, office, and certain commercial uses by right or with limited approvals, allowing for a wide range of industrial and hybrid occupancies.

### **Performance Standards**

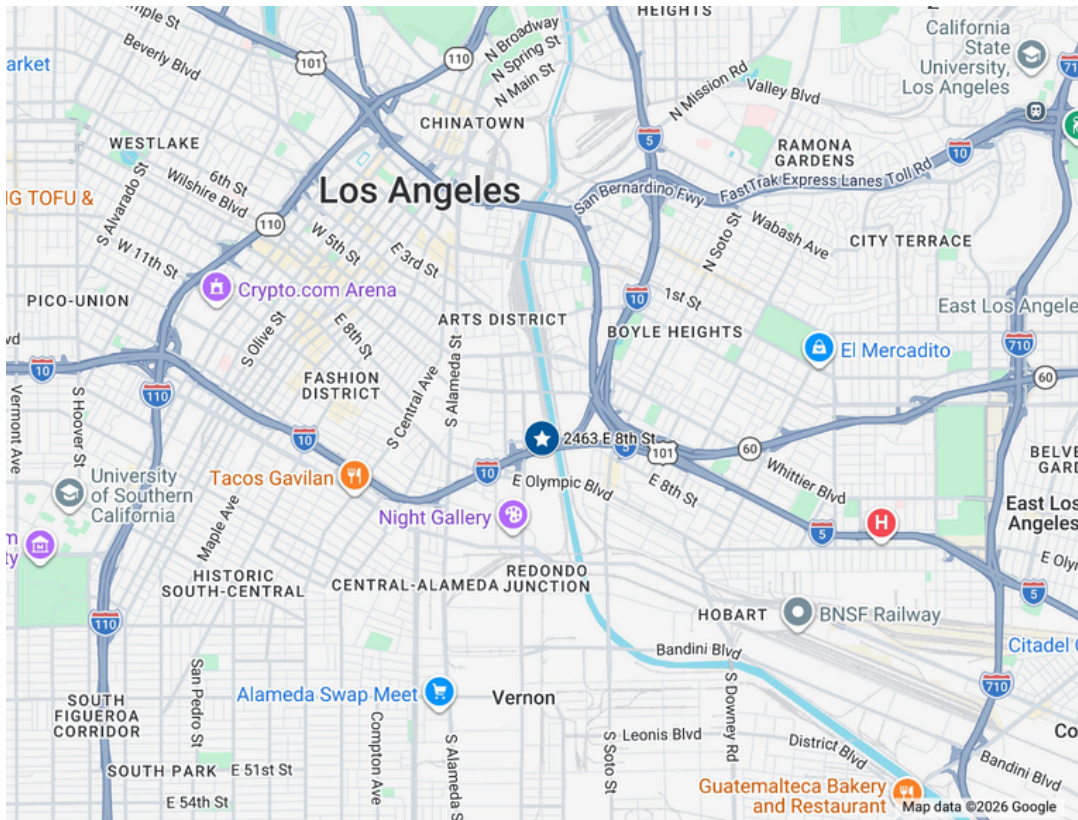
Uses are regulated by operational standards addressing noise, traffic, air quality, and other impacts to ensure compatibility with adjacent industrial and commercial uses and preserve the functionality of the surrounding area.



# LOCATION MAP



**LOCATION MAP**



An aerial photograph of an industrial area in Los Angeles, featuring a multi-lane highway with traffic, several large industrial buildings, and numerous power line towers. A bright lightning bolt is visible in the dark, overcast sky. The image has a blue color overlay.

# PHOTOS

Property Photos  
2463 E 8<sup>th</sup> St Los Angeles, CA 90021



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