

1318

VELASCO ST.

LOS ANGELES, CA 90023



FOR LEASE

3,710 SF

SHARP BOW-TRUSS BRICK BUILDING
100% HVAC
FULLY REFURBISHED INTERIOR

ERIC REAVIS, SIOR
DARREN WAID



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01

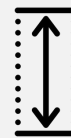
Building Highlights



3,710 SF
AVAILABLE SF



GROUND LEVEL
10' X 10' LOADING DOOR



11' CLEARANCE



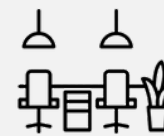
SKYLIGHTS
& FOIL INSULATED CEILING



IDEAL SPACE
FOR MANUFACTURING & CREATIVE
USES



400 AMPS, 3-PHASE
ELECTRICAL SERVICE



800 SF
OFFICE SF



100% HVAC
5 TON

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02

Specs

BUILDING SIZE	3,710 SF
CONSTRUCTION	1931
OFFICE SIZE	800 SF
GROUND LEVEL DOORS	1
SKYLIGHTS	YES
FOIL INSULATION	YES
ZONING	M2
LEASE RATE	\$1.29 PSF GROSS, \$4,786/MO.
OCCUPANCY	NOW

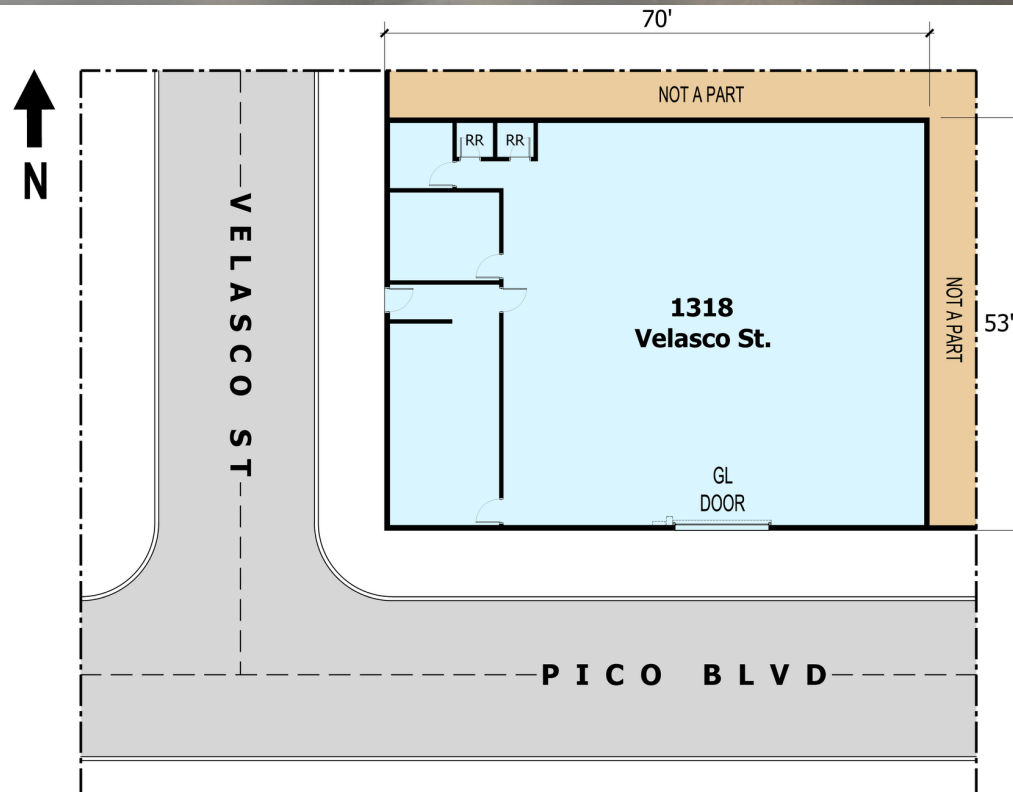


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03

Property Site Plan



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04

Photos

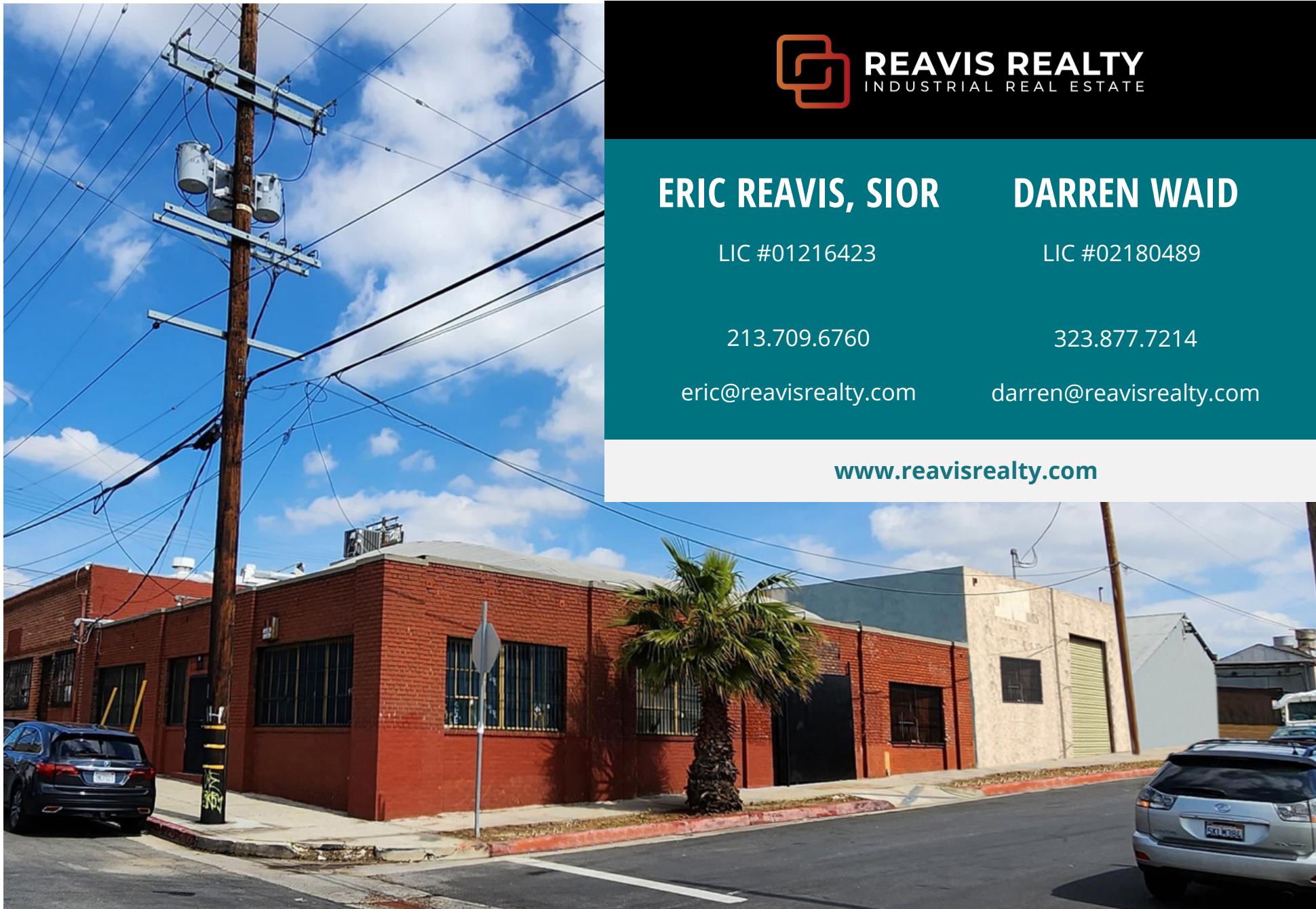


Office has been digitally renovated and staged to reflect a post-remodel condition.



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