

Available SF 12,000 SF

Industrial For Lease

Building Size 12,000 SF



**Address:** 7512 Maie Ave, Los Angeles, CA 90001

**Cross Streets:** Maie Ave/Florence Ave

Fabulous 2017 Construction Located  
 Less Than 1/4 From Metro A Line Platform @ Florence Avenue  
 Clear Span, 22' Clearance, 4 Big GL Doors, 20 Car Parking  
 400 Amp, 480 Volt, 3 Phase (Expandable to 800 Amps or More)  
 Previously Used For Dress Manufacturing  
 Located Within Opportunity Zone

<b>Lease Rate/Mo:</b>	\$11,880	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	748 SF / 3
<b>Lease Rate/SF:</b>	\$0.99	<b>Clear Height:</b>	16'-22'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	4 / 13'x14'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	12,000 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	12,000 SF	<b>A: 400 V: 480 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>		<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3-5 years w/Periodic COLA's	<b>Const Status/Year Blt:</b>	Existing / 2017	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 20 / Ratio: 1.7:1</b>		<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced/Paved	<b>Specific Use:</b>	Manufacturing	<b>Market/Submarket:</b>	Outlying Los Angeles
<b>Zoning:</b>	SP-MU-3			<b>APN#:</b>	6021-019-018,6021-019-022
<b>Listing Company:</b>	Dorin Realty Company				
<b>Agents:</b>	<a href="mailto:MarkWhitman@DorinRealty.com">Mark Whitman 213-627-0007</a>				
<b>Listing #:</b>	45094610	<b>Listing Date:</b>	06/17/2026	<b>FTCF:</b>	CB250Y175S000
<b>Notes:</b>	All details must be verified. Roof type: STT. Call broker for commission information.				



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