

FOR LEASE

1722 SANTEE ST, LOS ANGELES, CA 90015

±6,720 SF INDUSTRIAL BUILDING



For more information, please contact:

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PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

Park Industrial Realty
800 McGarry St, 5th Floor
Los Angeles, CA 90021
Corporation DRE# 01983713

Executive Summary

The subject property, located at **1722 Santee Street, Los Angeles, CA 90015**, offers a functional warehouse opportunity in close proximity to the **Downtown Los Angeles Fashion District**. The property consists of approximately **6,720 SF of building area on 7,246 SF of land**, including approximately **1,400 SF of office space**.

The warehouse features a **clear-span layout, 12-foot minimum clear height, one ground-level loading door**, and **200-amp, 120/240V, 3-phase power**, providing a practical configuration for a variety of commercial and light industrial users.

With its central Downtown Los Angeles location, efficient warehouse layout, and proximity to the Fashion District, the property is well suited for **fashion, wholesale, e-commerce, distribution, storage, and other light industrial operations**. The property is offered at a competitive **gross lease rate of \$1.10 per square foot per month, or \$7,329 per month**.

Property Details

Building SF:	6,720 SF
Land SF:	7,246 SF
Office SF:	1,400 SF
Year Built:	1948
Min Clear Height:	12'
Loading:	1 Ground Level Door
Power:	200a, 120-240v, 3ph
Zoning:	C2-2D-O-CPIO
APN:	5127-022-002
Lease Rate:	\$7,329 per month (\$1.10/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. Buyer/Lessee must verify all information.

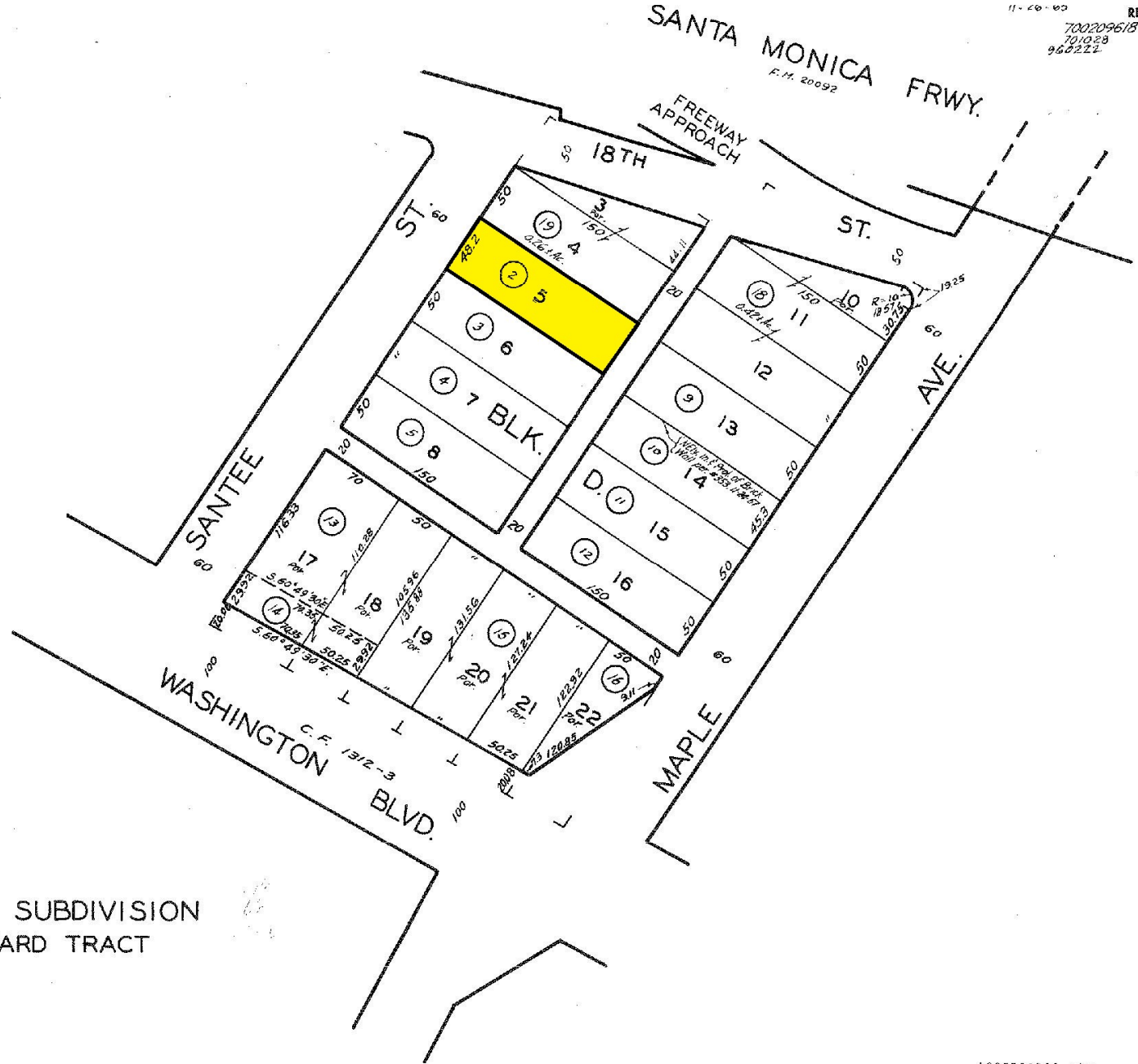
Property Highlights

- **Prime Downtown LA Location** – Located near the Fashion District, offering convenient access to Downtown Los Angeles, major commercial corridors, and surrounding distribution areas
- **6,720 SF Clear-Span Warehouse** providing an efficient and highly usable layout
- **Approximately 1,400 SF of Air-Conditioned Office Space**
- **Ground-Level Loading**
- **200 amps, 120/240V, 3-phase electrical power**, accommodating a range of commercial and light industrial uses
- **12' – 14' Clear Height** – Functional warehouse clearance suitable for storage, inventory, and general industrial operations
- **Ideal for Fashion, Wholesale, E-Commerce, Distribution, and Light Industrial Users** seeking a functional warehouse in a central Downtown Los Angeles location

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SCALE 1" = 80'

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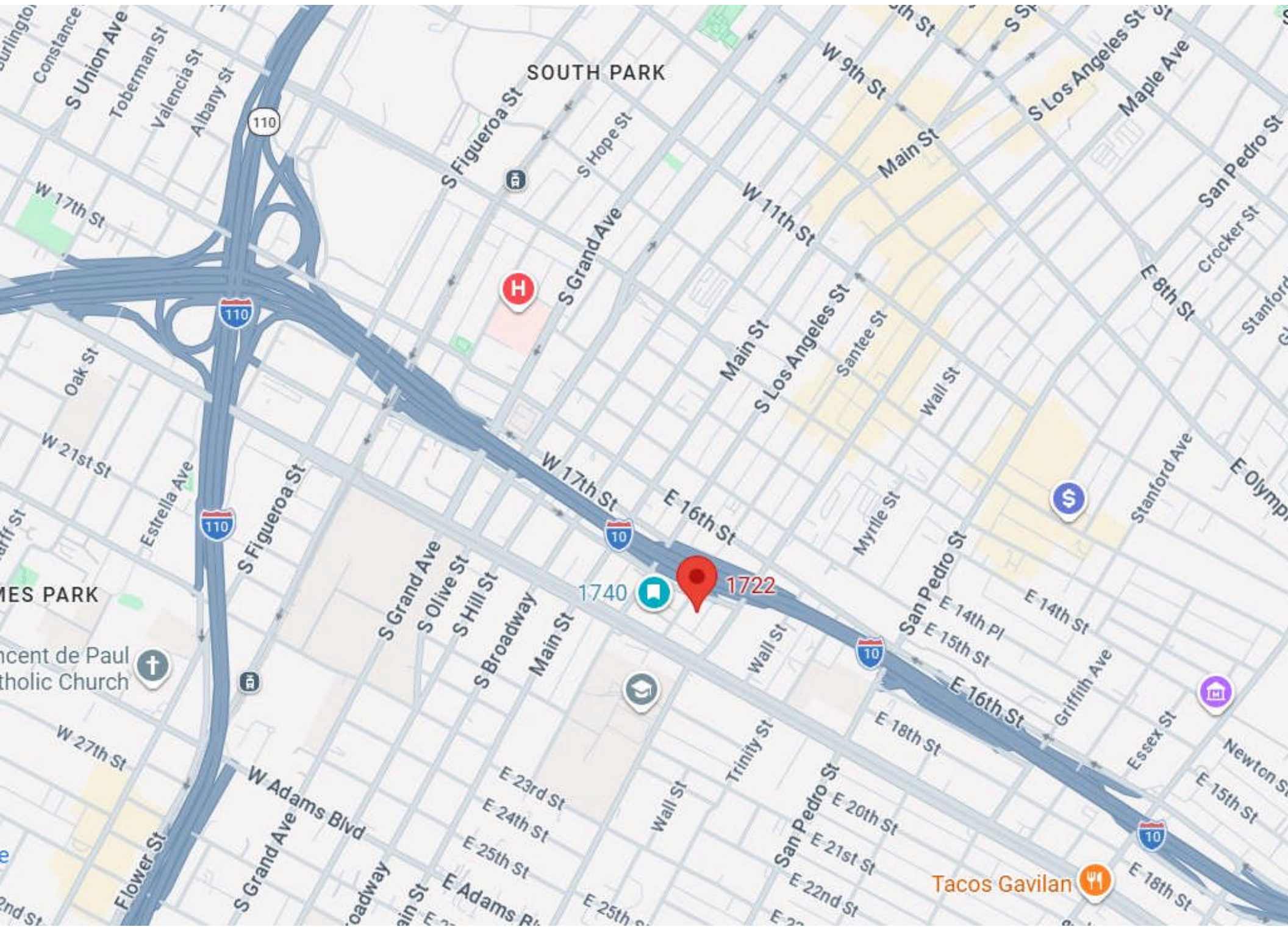


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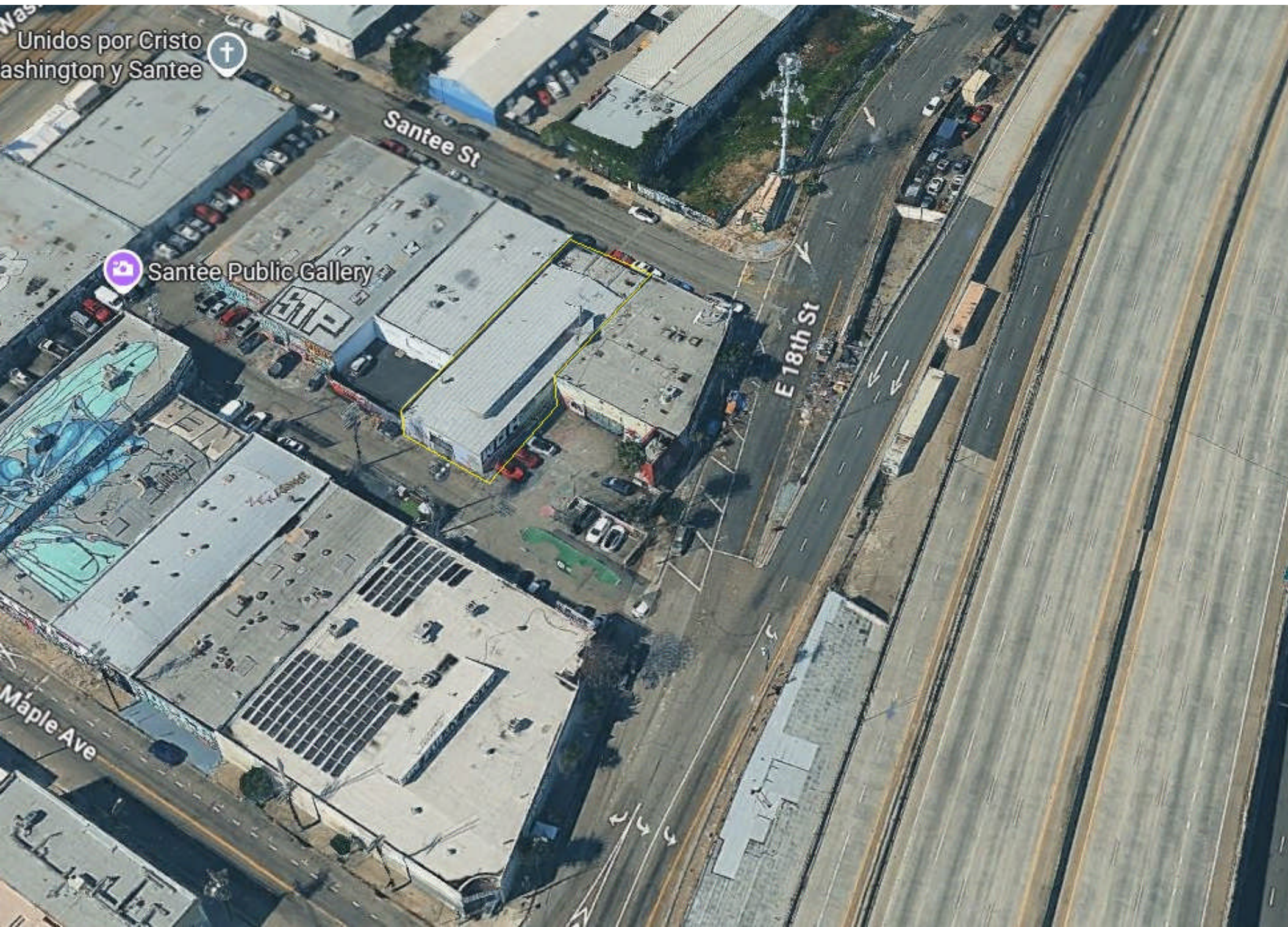
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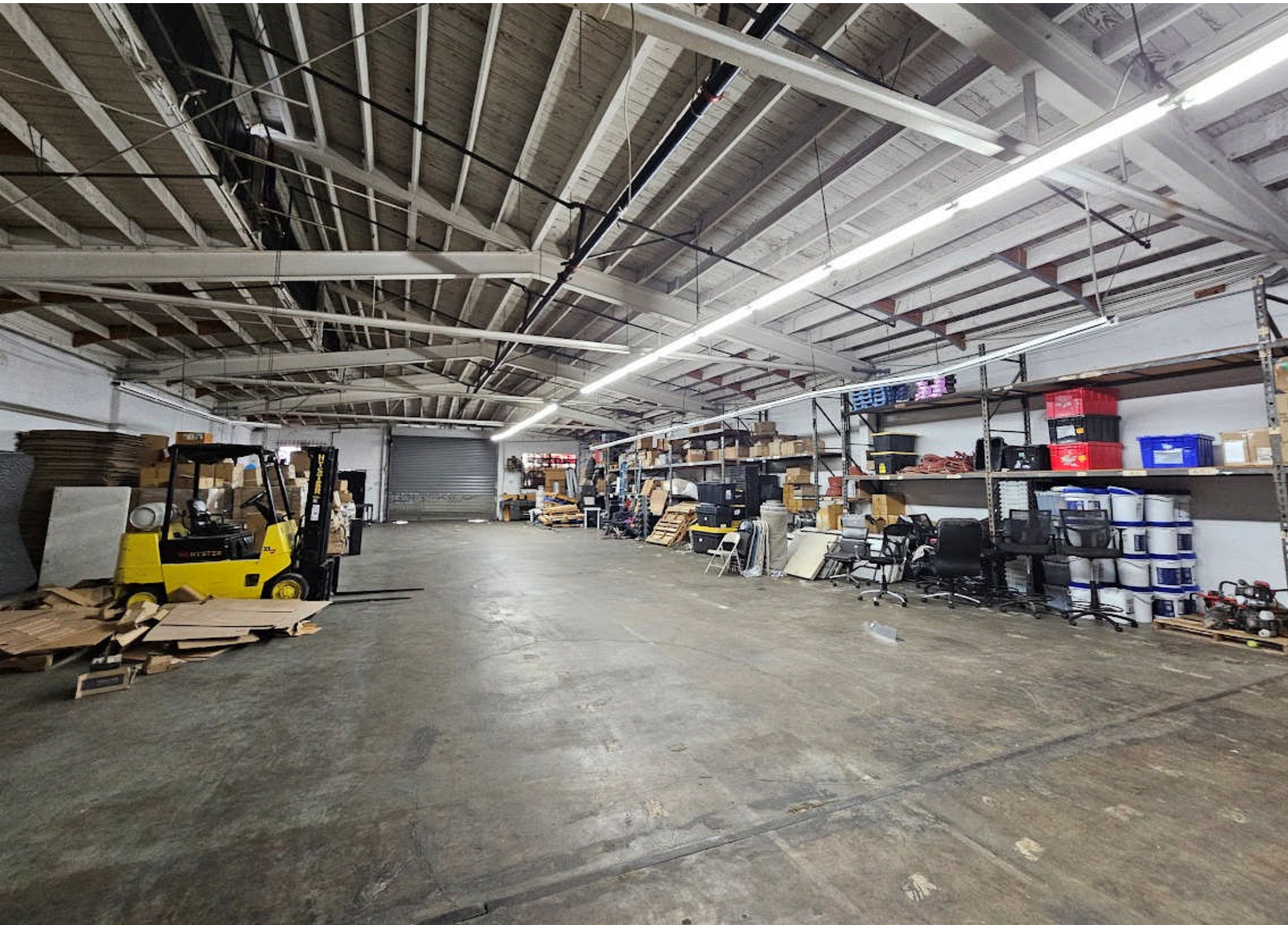
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



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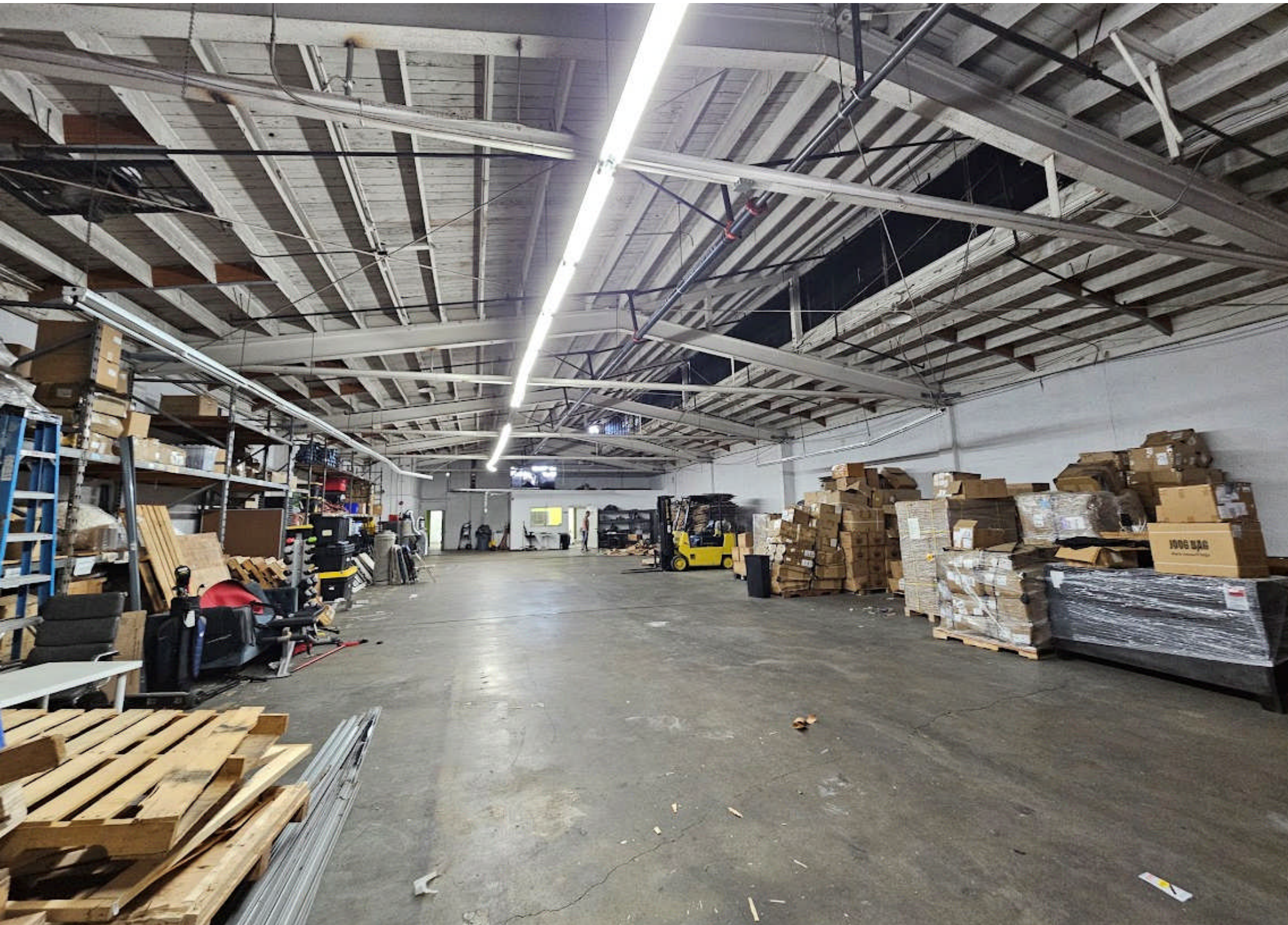
1722 SANTEE ST

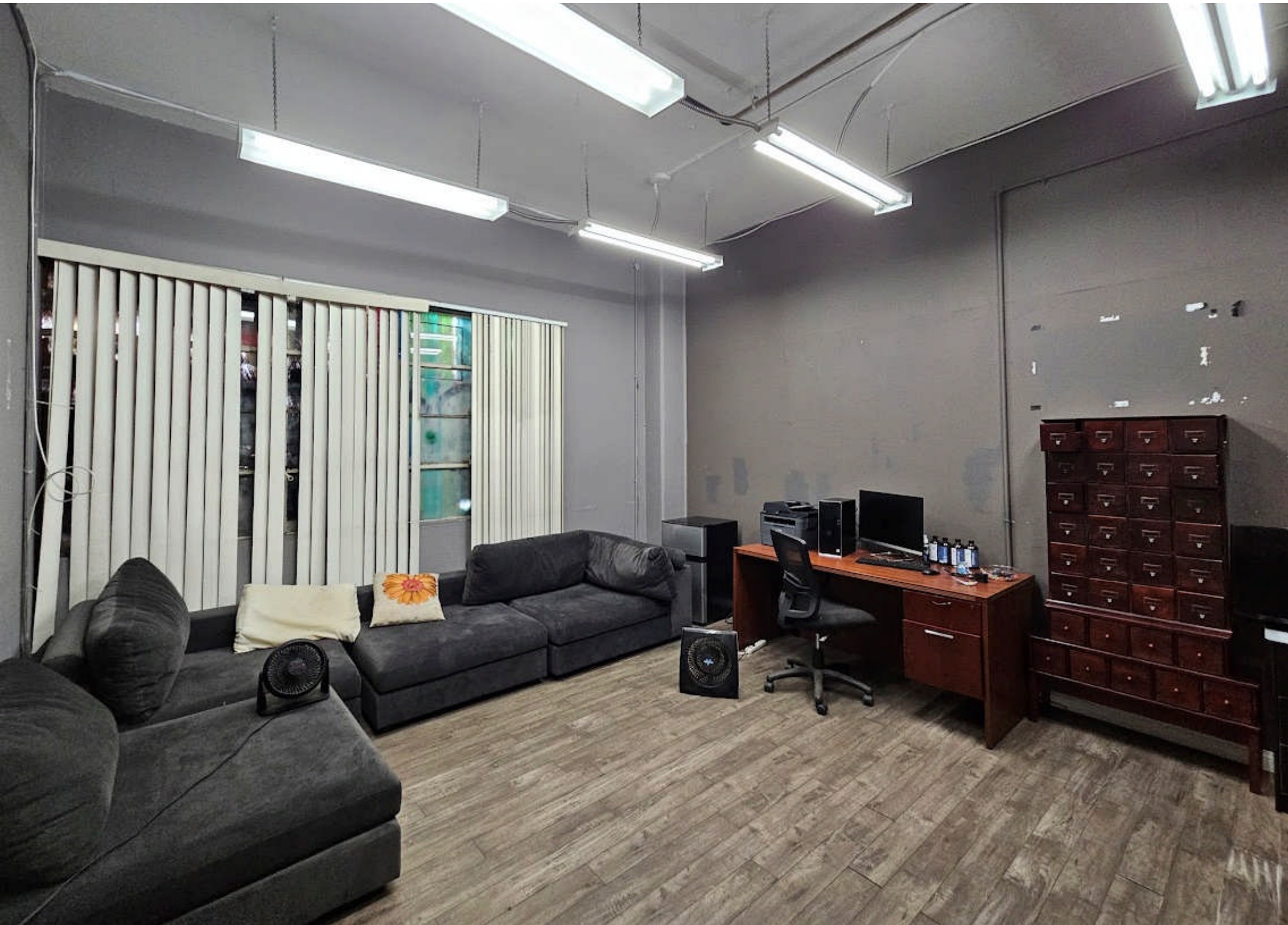




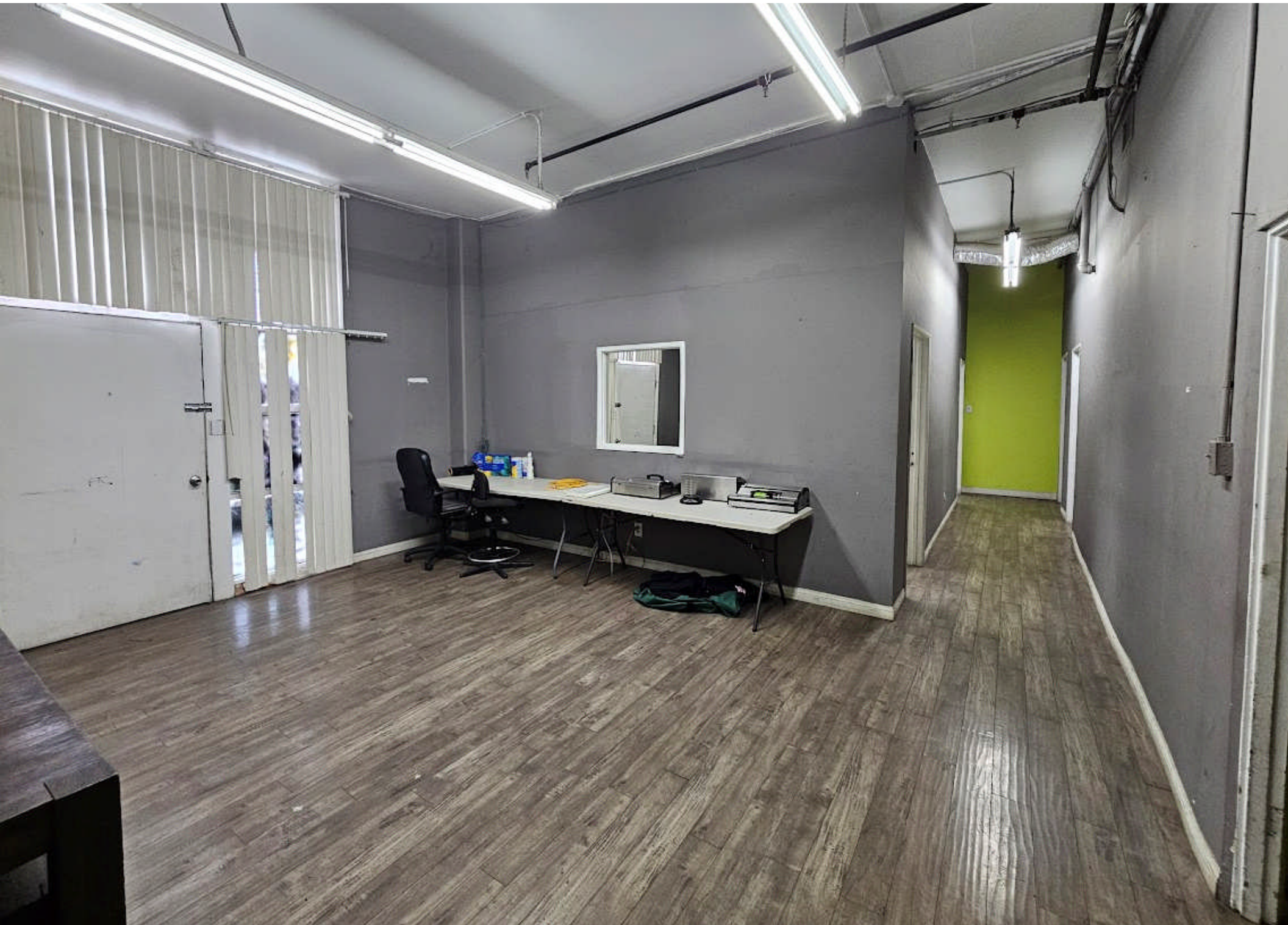
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