

Available SF 9,476 SF

Industrial For Lease

Building Size 21,881 SF

**Address:** 159 S Anderson St, Boyle Heights, CA 90033**Cross Streets:** Anderson St/E 4th St

Excellent Manufacturing Warehouse Facility
 Fenced/Covered & Secured Side Yard
 For Parking and/or Outside Storage
 Adjacent to DTLA Arts District
 ±1,940 SF of Modern Second-Story Office
 Building Completely Renovated

Lease Rate/Mo:	\$10,897	Sprinklered:	Yes	Office SF / #:	1,940 SF / 6
Lease Rate/SF:	\$1.15	Clear Height:	16'	Restrooms:	3
Lease Type:	Gross	GL Doors/Dim:	3	Office HVAC:	Heat & AC
Available SF:	9,476 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	1,940 SF
Minimum SF:	9,476 SF	A: 400 V: 220/220 O: 3 W:		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1937	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 5 / Ratio:	0.5:1/	Vacant:	Yes
Taxes:	\$3,185 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	Fenced/Paved	Specific Use:	Manufacturing	Market/Submarket:	CBD
Zoning:	M2			APN#:	5172-011-023
Listing Company:	Colliers				
Agents:	Thomas Condon 323-278-3114				
Listing #:	45016811	Listing Date:	06/04/2026	FTCF:	CB250N000S000/A0AA
Notes:	Tenant to verify all information contained herein.				

FOR LEASE - ±9,476 SF | 16' Min Clear | 3 GL Loading Positions

159 S. Anderson Street
Boyle Heights, CA 90033



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