

Available SF 3,710 SF

Industrial For Lease

Building Size 3,710 SF



**Address:** 1318 Velasco St, Los Angeles, CA 90023

**Cross Streets:** Velasco St/E Pico Blvd

Sharp Bow-Truss Brick Building  
 100% HVAC  
 400 Amps of 3-Phase Power  
 Clear Span, Skylights, Foiled Ceiling  
 Newly Refurbished Warehouse & Offices in Pristine Condition  
 Quick & Easy Access to DTLA & Arts District

**Lease Rate/Mo:** \$3,710  
**Lease Rate/SF:** \$1.00  
**Lease Type:** Industrial Gross  
**Available SF:** 3,710 SF  
**Minimum SF:** 3,710 SF  
**Prop Lot Size:** 0.08 Ac / 3,686 SF  
**Term:** 3-5 Years w/Annual Adjustmen  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** No  
**Zoning:** M2-1-CUGU

**Sprinklered:** No  
**Clear Height:** 11'-13'  
**GL Doors/Dim:** 0  
**DH Doors/Dim:** 1 / 10'x10'  
**A: 400 V: 240 O: 3 W: 4**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1931R23  
**Whse HVAC:** Yes  
**Parking Spaces:** / **Ratio:**  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 800 SF / 2  
**Restrooms:** 1  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 30 Days  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** CBD  
**APN#:** 5190-035-027

**Listing Company:** Reavis Realty  
**Agents:** [Eric Reavis 213-709-6760](mailto:eric@reavisrealty.com)  
**Listing #:** 45075366  
**Notes:** Lessee to independently verify all specifications and allowable uses.

**Listing Date:** 06/15/2026

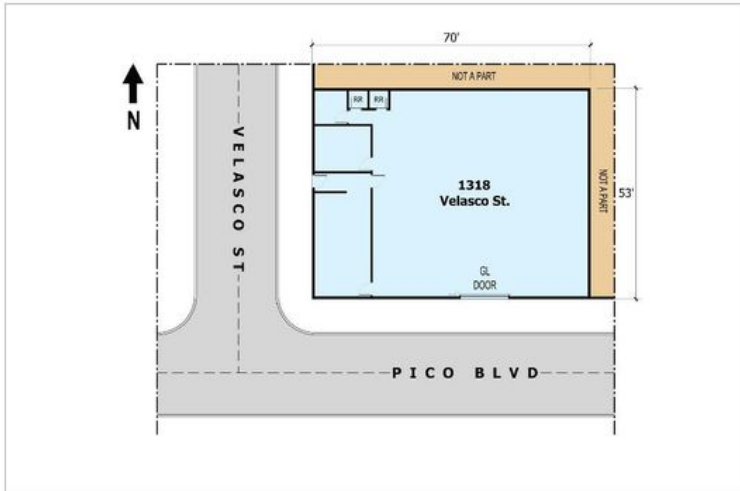
**FTCF:** CB250N000S000/OAA





**3,710 SF FOR SALE | 1318 VELASCO ST, LA 90023**

# SITE PLAN



Not to scale. All measurements are approximate. Site plan may not reflect current office layout, parking layout and/or truck loading positions.

**1318 VELASCO ST.**

**ERIC REAVIS, SIOR**

01216423

213.709.6760

eric@reavisrealty.com



**Eric Reavis**  
eric@reavisrealty.com  
213-709-6760

