

# 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

01216423

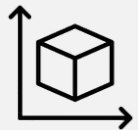
213.709.6760

eric@reavisrealty.com

www.reavisrealty.com

# 01

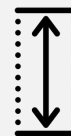
## Building Highlights



**3,710 SF**  
AVAILABLE SF



**GROUND LEVEL**  
10' X 10' LOADING DOOR



**11' CLEARANCE**



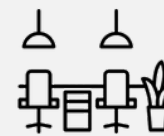
**SKYLIGHTS**  
& FOIL INSULATED CEILING



**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

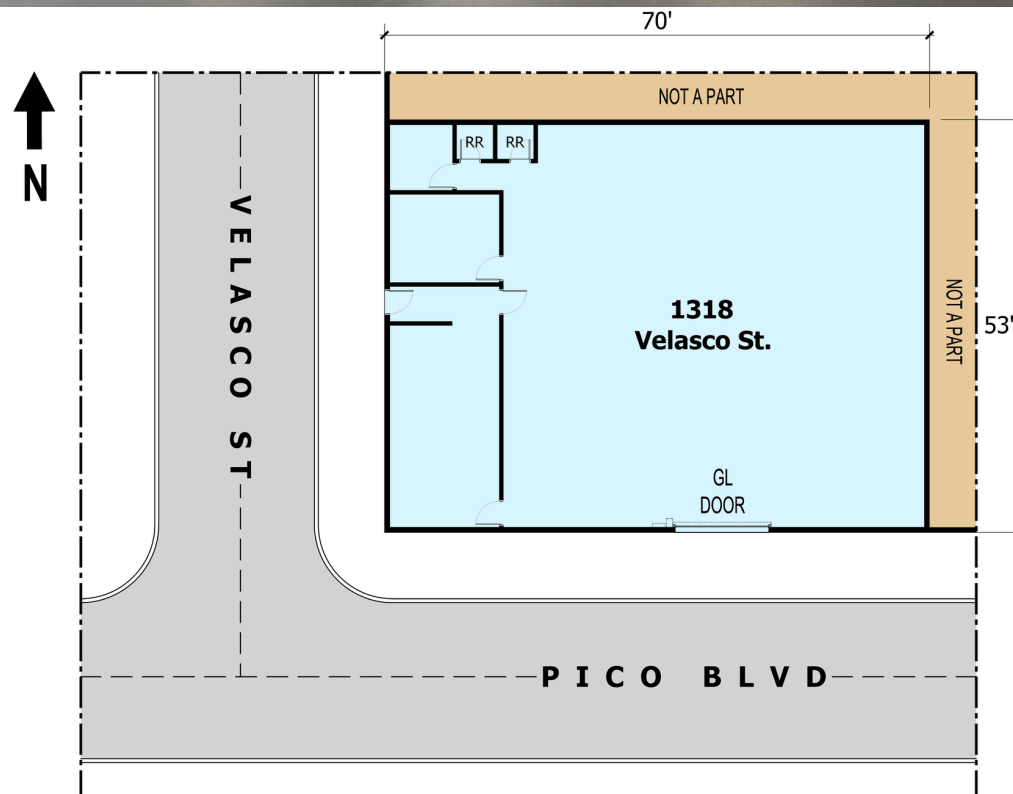
<b>BUILDING SIZE</b>	3,710 SF
<b>CONSTRUCTION</b>	1931
<b>OFFICE SIZE</b>	800 SF
<b>GROUND LEVEL DOORS</b>	1
<b>SKYLIGHTS</b>	YES
<b>FOIL INSULATION</b>	YES
<b>ZONING</b>	M2
<b>LEASE RATE</b>	\$3,710 PER MONTH (\$1.00 PSF)
<b>OCCUPANCY</b>	NOW



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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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