

FOR LEASE ±8,000 SF ONE OF A KIND CREATIVE UNIT

Additional Space Available
±28,000 SF to ±20,000 SF

**1238 PALMETTO ST
UNIT B
LOS ANGELES, CA 90013**

SCAN TO SEE THE
±28,000 SF
OPPORTUNITY



PROPERTY HIGHLIGHTS

- Additional Space Available ±28,000 SF to ±20,000 SF
- One of a Kind Creative Building / High Clear Warehouse
- Prime Downtown LA Distribution Location
- Truck-Level Loading Dock
- Rare Beautiful Interior Roof Structure
- Next To "At Mateo" Retail & Office Complex

LEASE RATE ►

\$8,800 / MO (\$1.10 PSF GROSS)

PETER D. BACCI
SIOR | Executive VP, Principal
pbacci@lee-associates.com
323.767.2022
LIC NO 00946253

JIM HALFERTY
Principal
323.767.2113
jhalferty@lee-associates.com
LIC NO 01212024

Lee & Associates | Los Angeles Central
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

IA IG
BACCI-TSAPARIAN-GORMLY
INDUSTRIAL GROUP

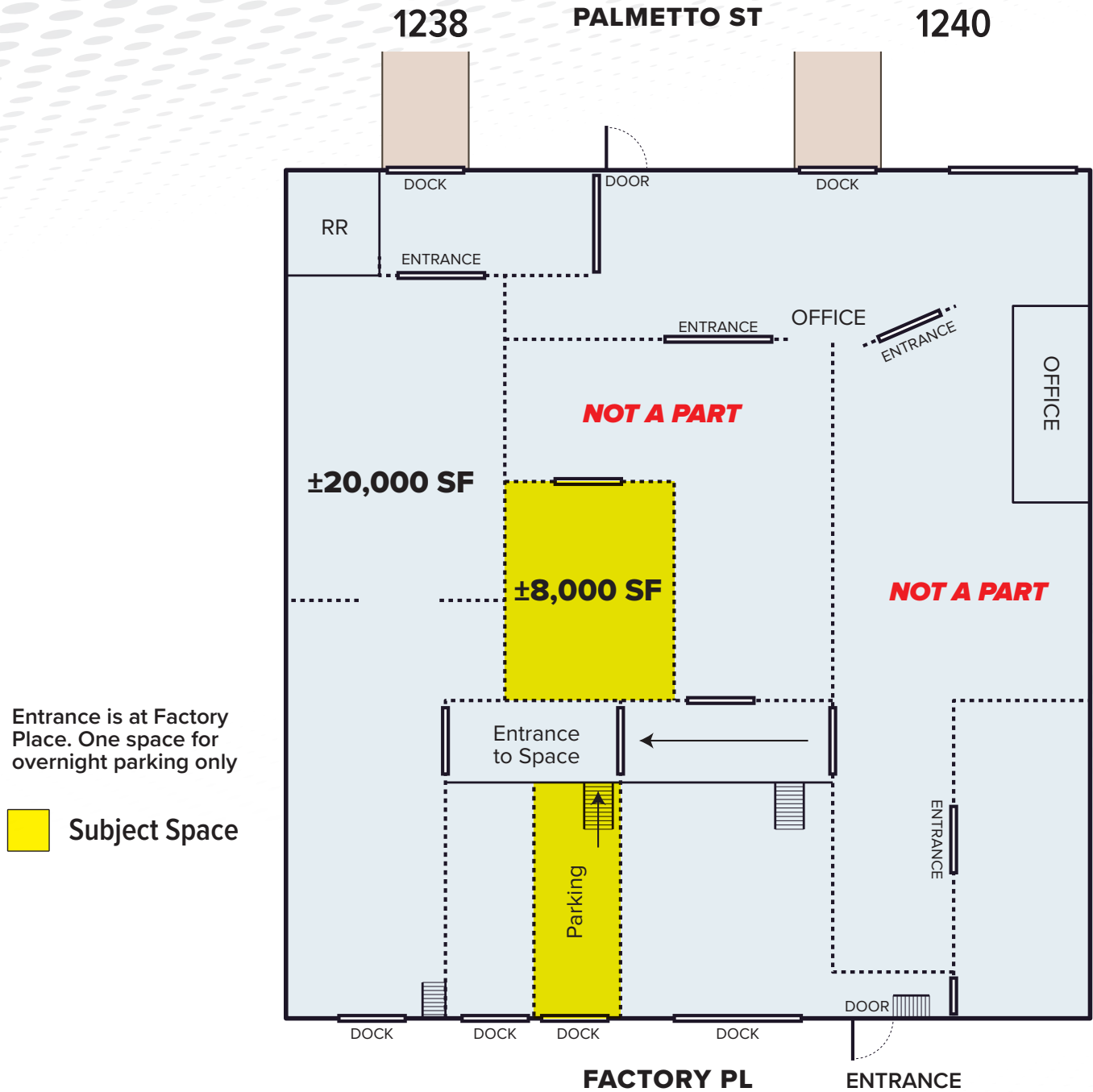
LEE-ASSOCIATES.COM
CORP ID 01125429

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

±8,000 SF One of a Kind Creative Unit

1238 PALMETTO ST, UNIT B • LOS ANGELES

PROPERTY SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate.

PETER D. BACCI

SIOR | Executive VP, Principal

pbacci@lee-associates.com

323.767.2022

LIC NO 00946253

JIM HALFERTY

Principal

323.767.2113

jhalferty@lee-associates.com

LIC NO 01212024



Lee & Associates | Los Angeles Central
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

LEE-ASSOCIATES.COM
CORP ID 01125429

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.