

FOR LEASE

1537 E WASHINGTON BLVD, LOS ANGELES, CA 90021

±3,600 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

This freestanding industrial property located at 1537 E Washington Blvd in Los Angeles offers approximately 3,600 square feet of functional space in a convenient location near Downtown Los Angeles. The building features a 14-foot minimum clear height, one ground-level loading door, 200-amp electrical service, and four on-site parking spaces, making it well suited for warehousing, distribution, light manufacturing, creative industrial, and other commercial uses. Desirable M2-2 zoning provides flexibility for a variety of industrial operations. Offered for lease at \$4,500 per month, or approximately \$1.25 per square foot gross, the property presents an attractive opportunity for businesses seeking an efficient and affordable facility near the heart of Los Angeles.

Property Details

Building SF:	3,600 SF
Land SF:	4,412 SF
Year Built:	1972
Min Clear Height:	14'
Loading:	1 Ground Level Door
Power:	200a, 240v, 1p
# Parking:	4
Zoning:	M2-2
APN:	5129-010-015
Lease Rate:	\$4,500 per month (\$1.25/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.

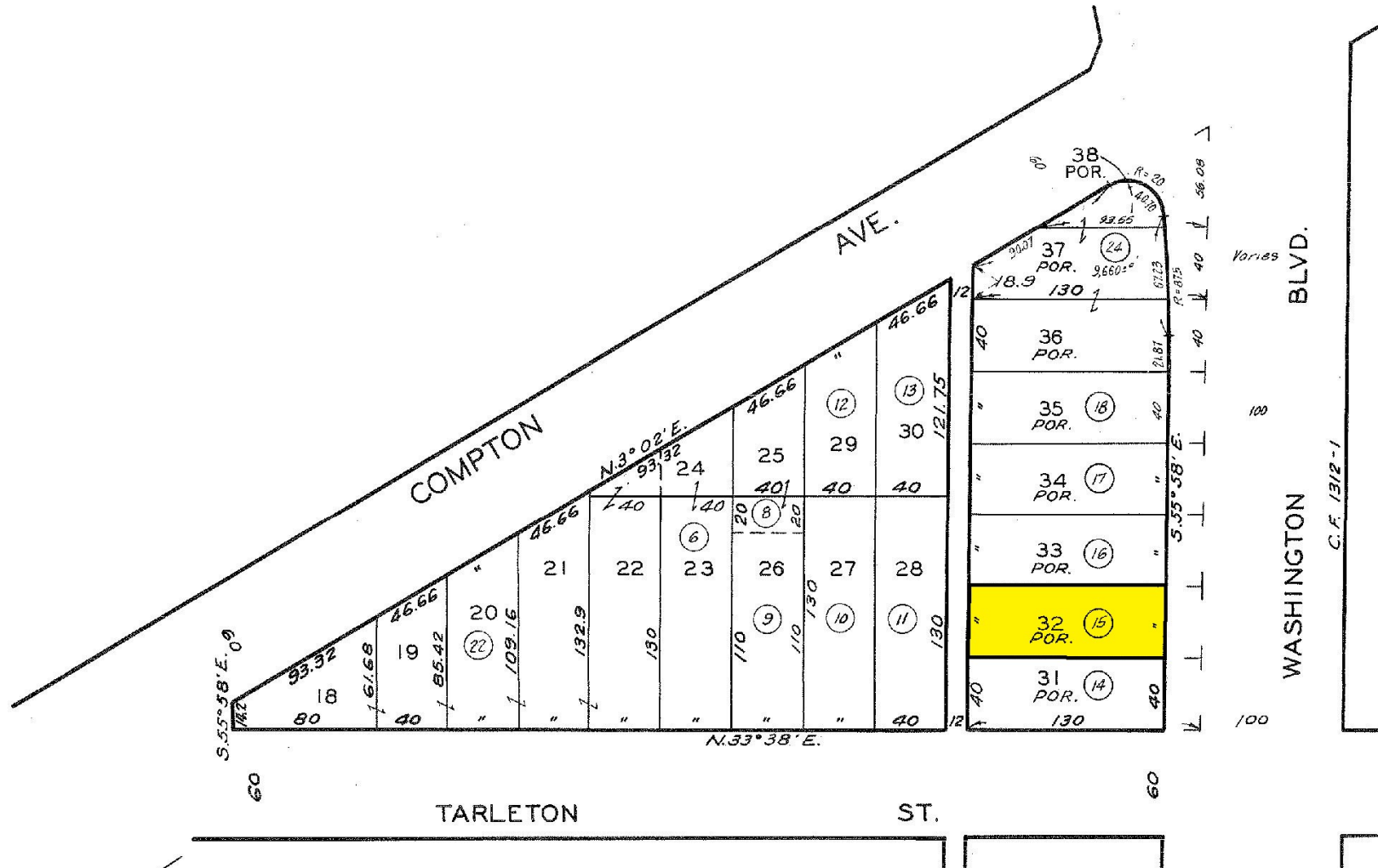
Property Highlights

- Conveniently Located Near Downtown Los Angeles
- 3,600 SF Freestanding Industrial Building
- Functional 14-Foot Minimum Clear Height
- Clear Span Warehouse
- One Ground-Level Loading Door
- 200-Amp, 240-Volt Electrical Service
- Four (4) On-Site Parking Spaces
- Desirable M2-2 Industrial Zoning
- Ideal for Warehousing, Distribution, Light Manufacturing, or Creative Industrial Uses

5129 | 10
SCALE 1" = 60'

1996

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CODE
6658

J. G. McDONALD TRACT

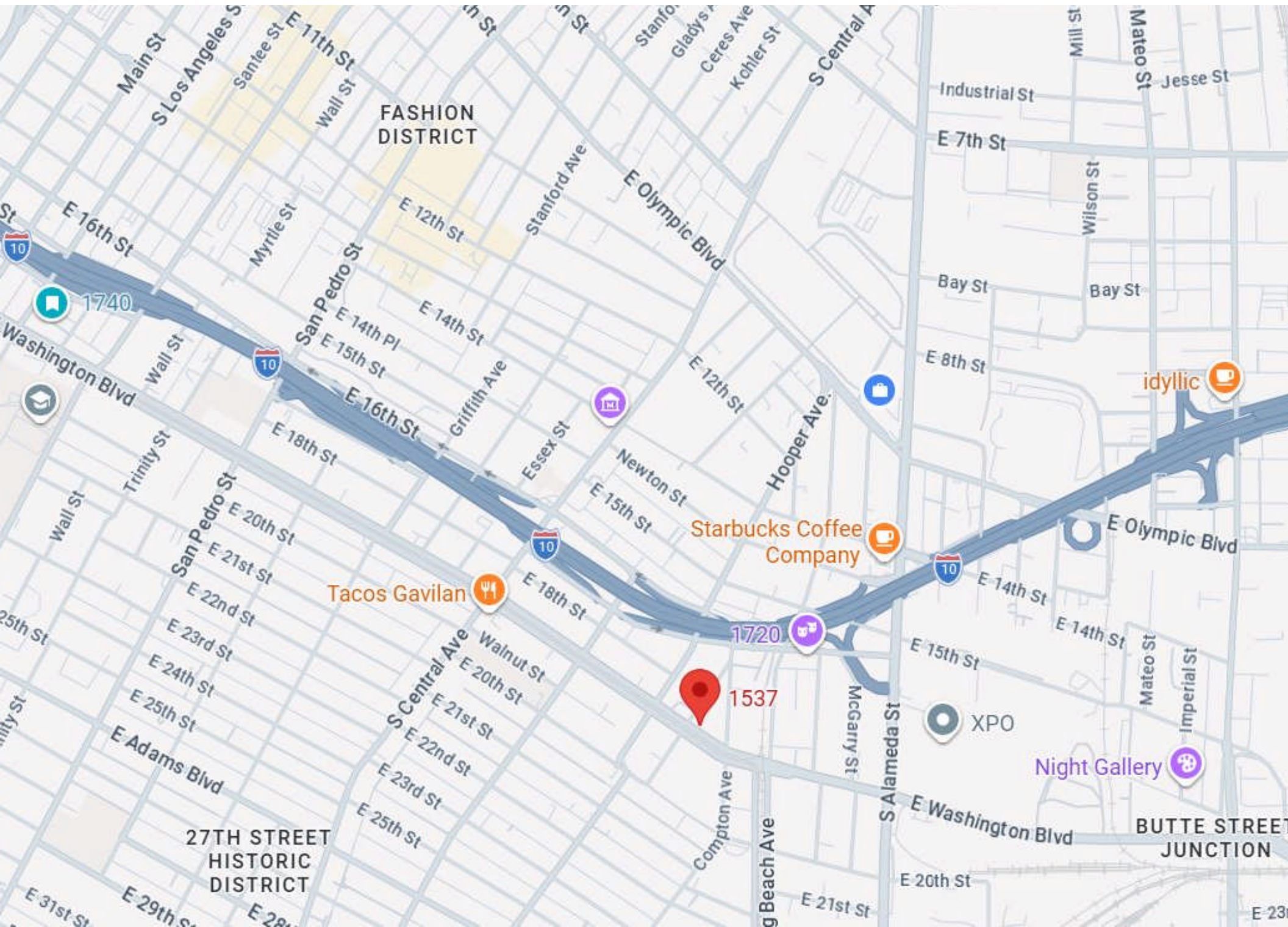
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FOR PREV. ASSM'T. SEE: 1328 - 12

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

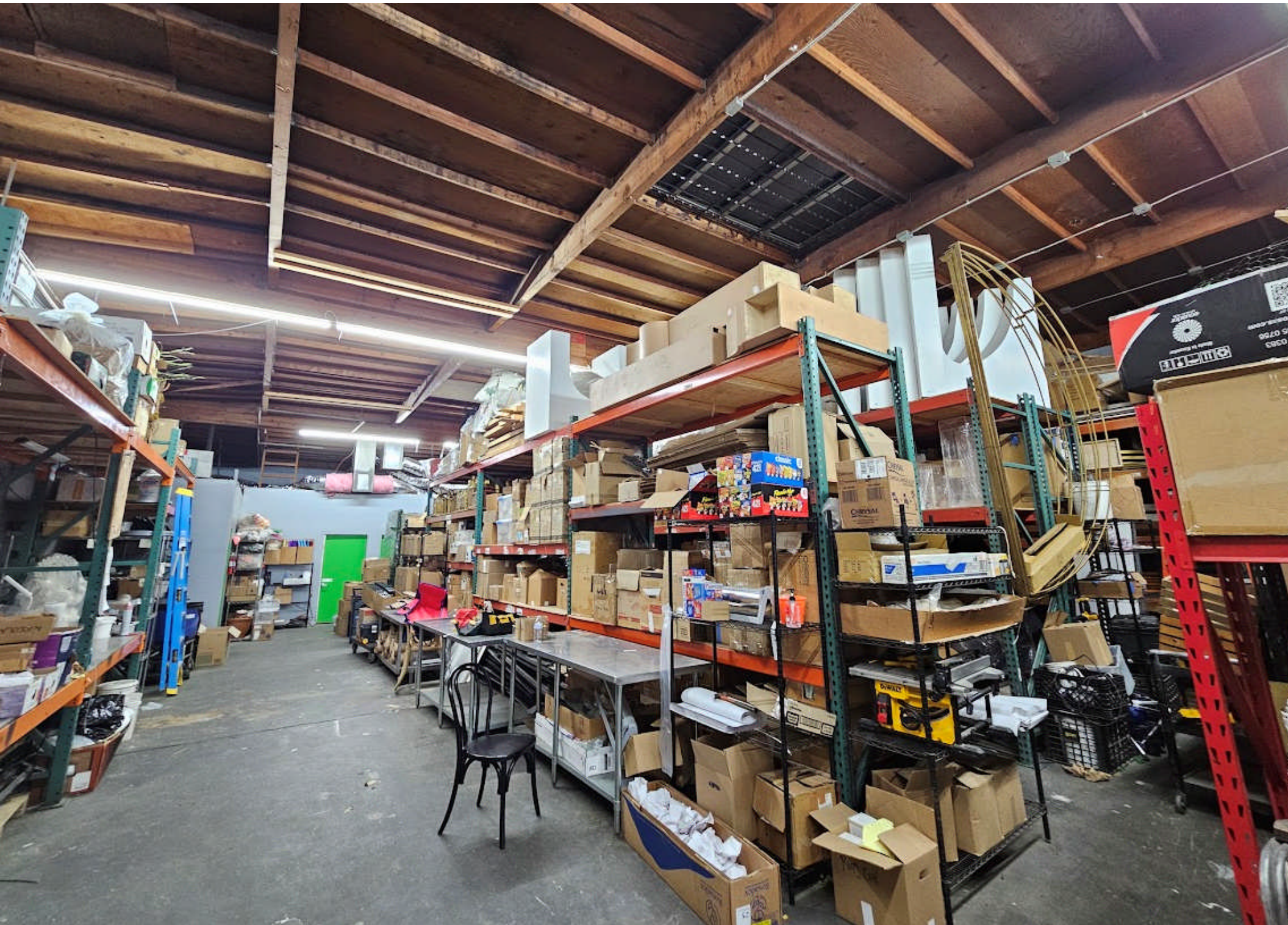
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