

FOR LEASE

135 E 35TH ST, LOS ANGELES, CA 90011

±10,000 SF HIGH CEILING 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

The subject property offers an excellent opportunity to lease a **vacant, modern industrial building in Central Los Angeles**. The property consists of approximately **10,000 square foot building on 12,514 square feet of land** and features modern tilt-up construction completed in 2004.

The warehouse is highly functional, featuring a **24-foot minimum clear height, 600 amps of 3-phase power**, a fully sprinklered system, and an oversized **20' x 13' ground-level loading door**. The property also includes approximately **3,630 square feet of air-conditioned office space** with five offices and three restrooms, along with **14 on-site parking spaces in a fenced and paved yard**.

Strategically located near **Downtown Los Angeles, USC, the Fashion District, and Arts District**, the property provides convenient access to major Central Los Angeles business and industrial areas. Its combination of high clear height, heavy power, secure parking, and modern construction makes it well suited for **manufacturing, distribution, wholesale, e-commerce, apparel, printing, showroom, and other industrial users**.

The property is **vacant and immediately available** and is offered for lease at **\$13,500 per month (\$1.35/SF) gross**.

Property Details

Building SF:	10,000 SF	Land SF:	12,514 SF
Office SF:	3,630 SF	# Offices:	5
Office HVAC:	Yes	# Restrooms:	3
Construction:	Tilt-Up	Year Built:	2004
Min Clear Height:	24'	Sprinklered:	Yes
Loading:	1 GL (20'X13')	Power:	600a, 120-240v, 3p
# Parking:	14	Zoning:	M1-1-CPIO
APN:	5120-006-008		
Lease Rate:	\$13,500 per month (\$1.35/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

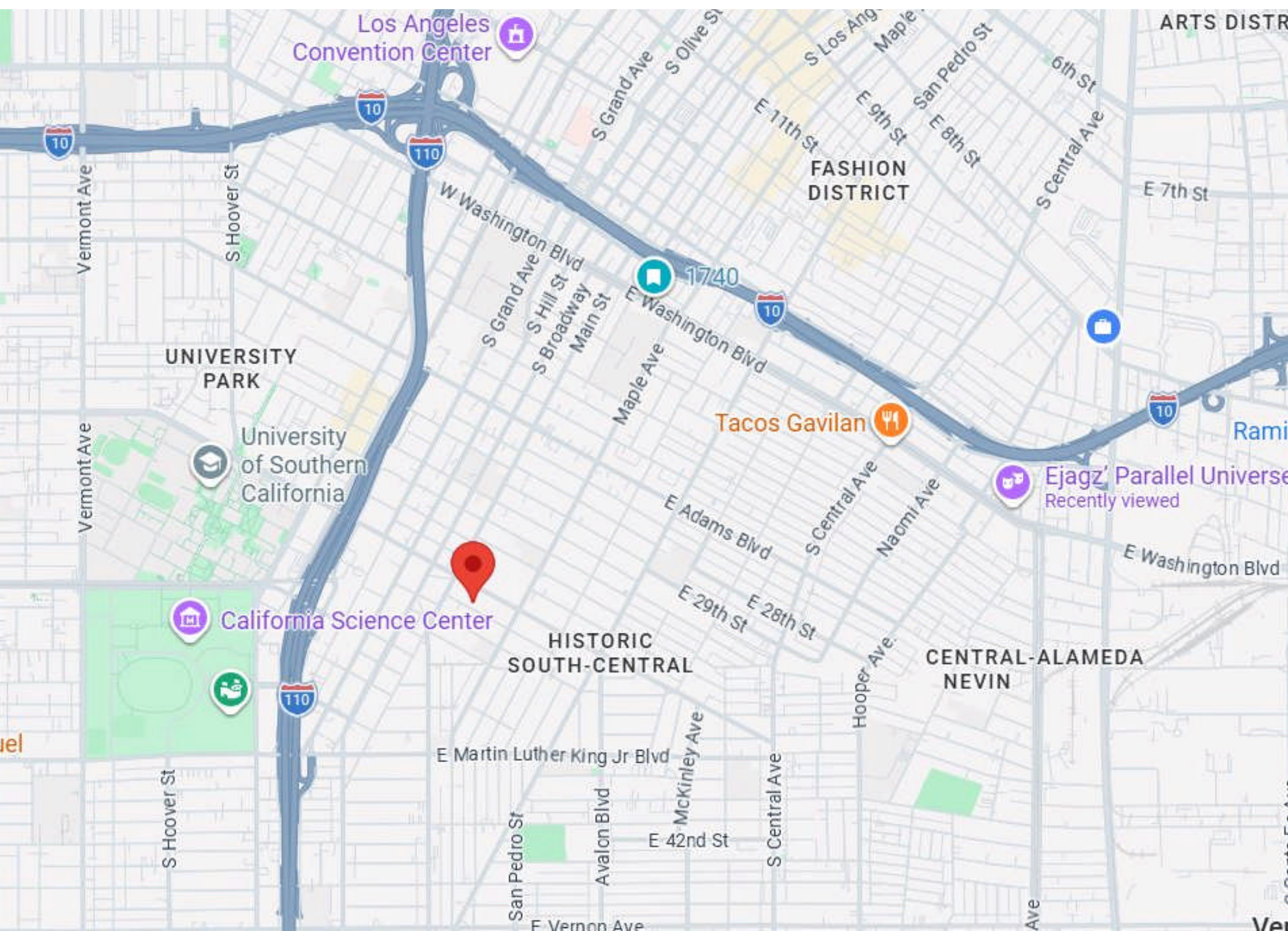
- **Vacant and immediately available**
- **Fully sprinklered modern tilt-up construction, built in 2004**
- **Excellent 24' minimum clear height** providing highly functional warehouse space
- **Heavy electrical power – 600 amps, 120/240V, 3-phase**
- **Oversized 20' x 13' ground-level loading door** for convenient loading
- **Fully air-conditioned office area with 5 offices and 3 restrooms**
- **14 on-site parking spaces in a fenced & paved yard**
- **Strategic Central Los Angeles location** with convenient access to **Downtown Los Angeles, USC, the Fashion/Arts Districts, and surrounding industrial districts**
- **Ideal for manufacturing, distribution, wholesale, e-commerce fulfillment, apparel, printing, showroom, and other industrial users**

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SCALE 1" = 60'

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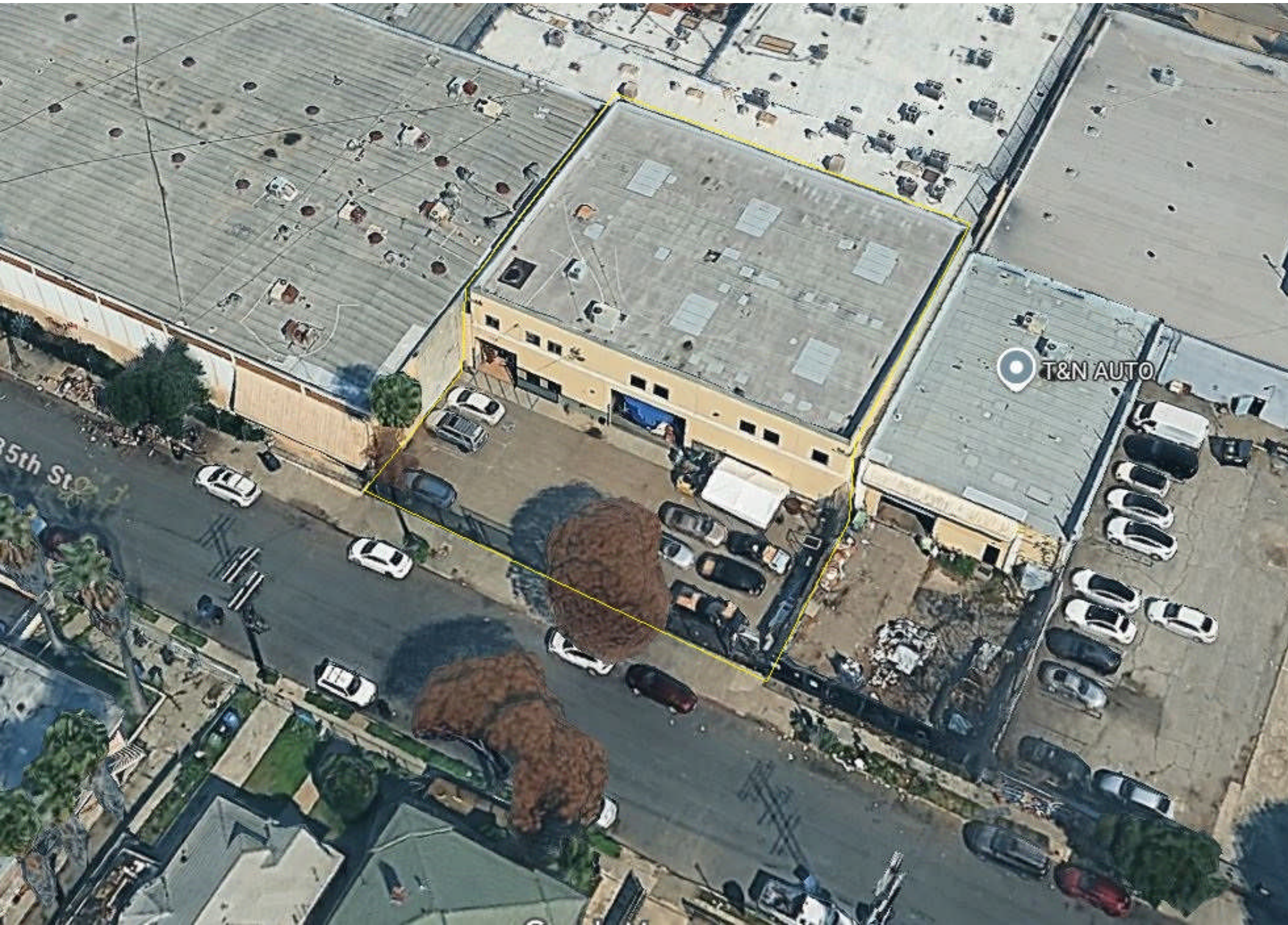


FOR PREV. ASSM'T. SEE: 1795-6



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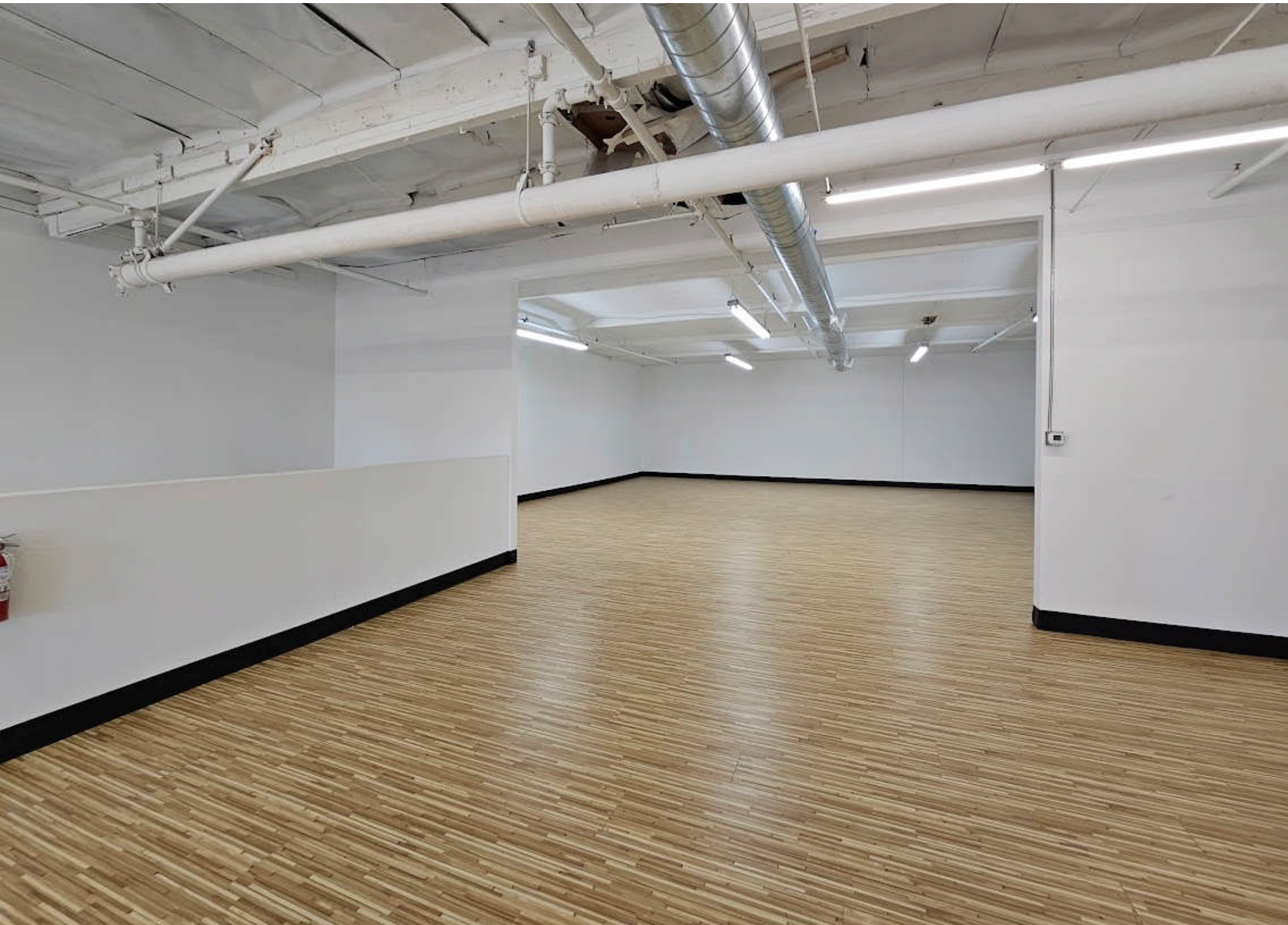












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