

FOR SALE or LEASE

19,185 S.F. Industrial Building



2429 E. Olympic Blvd., Los Angeles, CA 90021

Fabulous Multi-Purpose Tilt-Up Building Located Just Outside Los Angeles Arts District

FEATURES:

- (3) Dock High Positions.
- Fenced Concrete Yard - 18 spaces
- 18' Min. Clearance
- Abundant Skylights
- Office: 2,700 ±SF
- Divisible to 7,350 SF & 11,825 SF Units, Separation in Place
- Additional Loading via 2 Rear Doors on Westerly Alley

LOCATION:

- Excellent Sign Exposure - 1 Door From Major Intersection (Olympic Blvd & Santa Fe Ave)
- One Block from Ramps to 10, 6-0, 101 & 5 Freeways
- Just Block from Los Angeles Arts District: Restaurants, Studios, Creative Offices & Numerous Amenities

This Outstanding Property is Offered at:

SALE: \$4,995,000/ (\$260./SF) ● LEASE: \$18,250/Month MG (\$.95/SF)



Contact exclusive agent:

Mark Whitman

Lic. No. 00918875

mwhitman@dorinrealty.com

213-627-0007 Ext 124

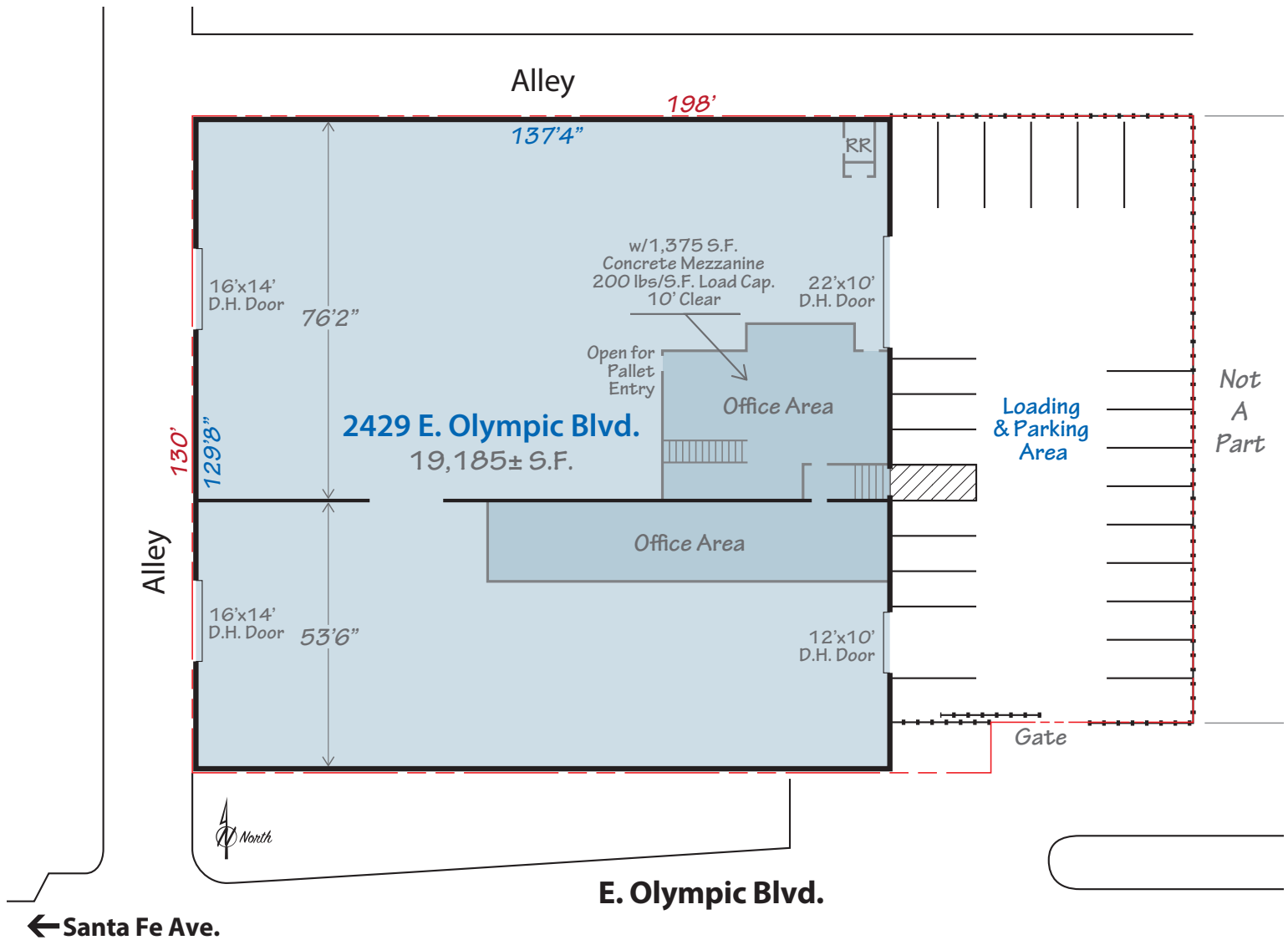
4555 Pacific Blvd., Vernon, CA 90058-2207

Industrial and Commercial Real Estate Specialists
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Lease Rate/Mo: \$18,225.00
Lease Rate/SF: \$0.95
Lease Type: Gross
Available SF: 19,185 SF
Minimum SF: 19,185 SF
Prop Lot Size: 0.58 Ac / 25,353 SF
Term: 3-5 Years w/Periodic COLA's
Sale Price: \$4,995,000.00
Sale Price/SF: \$260.36
Taxes:
Yard: Fenced/Paved
Zoning: LF1-WH1-6

Sprinklered: No
Clear Height: 18'
GL Door/Dim: 0
DH Door/Dim: 3 / 22'x12'; 12,x10'
Elec: A: 200 / V: 240 / O: 3 / W: 3
Construction Type: Tilt-Up
Const. Status/
Year Built: Existing / 1965
Warehouse HVAC: No
Parking Spaces: 18
Parking Ratio: 0.9:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 2,700 SF / 8
Restrooms: 5
Office HVAC: Heat & AC
Finished Off. Mezz: 1,375 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 08/15/2026
Vacant: No
To Show: Call Broker
Market/Submarket: CBD

Listing Company Dorin Realty Company
Agent: Mark Whitman
213-627-0007
Listing #: 45216176

Listing Date: 07/08/2026

APN#: 5168-029-016
FTCF#: CB250Y175S250

Special Features: Load Bear Concrete Mezanine - 200lbs/Sq. Ft. Additional Electrical Svcs: 150A 240V 1PH Svc. All details must be verified.



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