

3470 & 3476 **E PICO BLVD.**
LOS ANGELES 90023



FOR LEASE | 3,873 SF

**TWO SIDE-BY-SIDE SMALL INDUSTRIAL UNITS
3,873 SF EACH | SIMILAR CONFIGURATIONS
PRIME BOYLE HEIGHTS LOCATION**

ERIC REAVIS, SIOR

01216423

213.709.6760

eric@reavisrealty.com

www.reavisrealty.com



REAVIS REALTY
INDUSTRIAL REAL ESTATE

01

Property Highlights

COMMON FEATURES
OF EACH UNIT



3,873 SF EACH
AVAILABLE SF



GROUND LEVEL LOADING
2 DOORS PER UNIT



3-CAR PARKING
GATED & SECURE COMPOUND



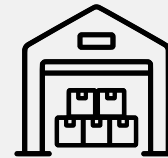
200 AMPS, 3-PHASE
ELECTRICAL SERVICE



MODERN OFFICES
±400 SF PER UNIT



KITCHENETTE
INCLUDED IN EACH UNIT



CLEAR-SPAN WAREHOUSE
FUNCTIONAL INDUSTRIAL LAYOUT



VERSATILE SPACE
IDEAL FOR WAREHOUSING,
MANUFACTURE & CREATIVE USE

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.

02

Specs

3470 E PICO BLVD

3476 E PICO BLVD

3,873 SF

3,873 SF

BUILDING SIZE

POL

POL

LAND SIZE

400 SF

400 SF

OFFICE SIZE

2

2

GROUND LEVEL DOORS

14' TO 17'

12' TO 15'

CLEARANCE

200A, 240V, 3-Ph, 4W

200A, 240V, 3-Ph, 4W

ELECTRICAL SERVICE ZONING

M2

M2

OCCUPANCY

NOW

NOW

LEASE RATE/MO

\$4,260 PER MO. IG

\$4,260 PER MO. IG

LEASE RATE PSF

\$1.10 PSF

\$1.10 PSF

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.

03

Location Highlights

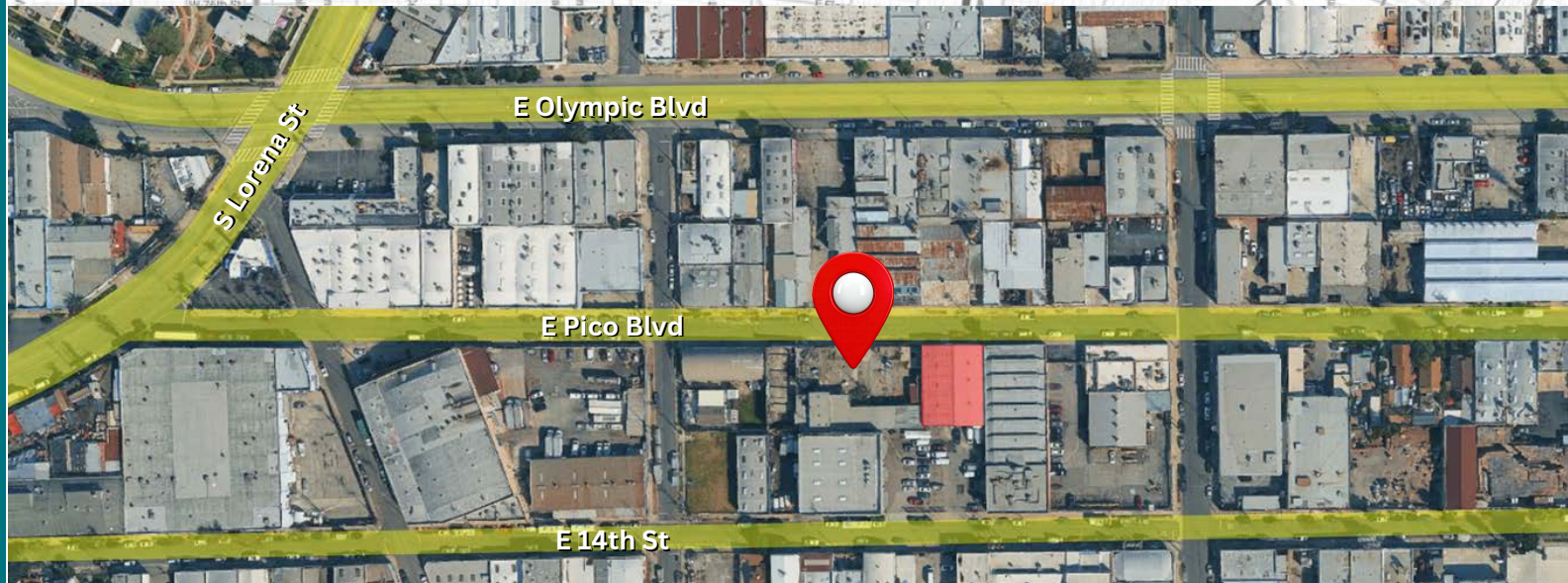
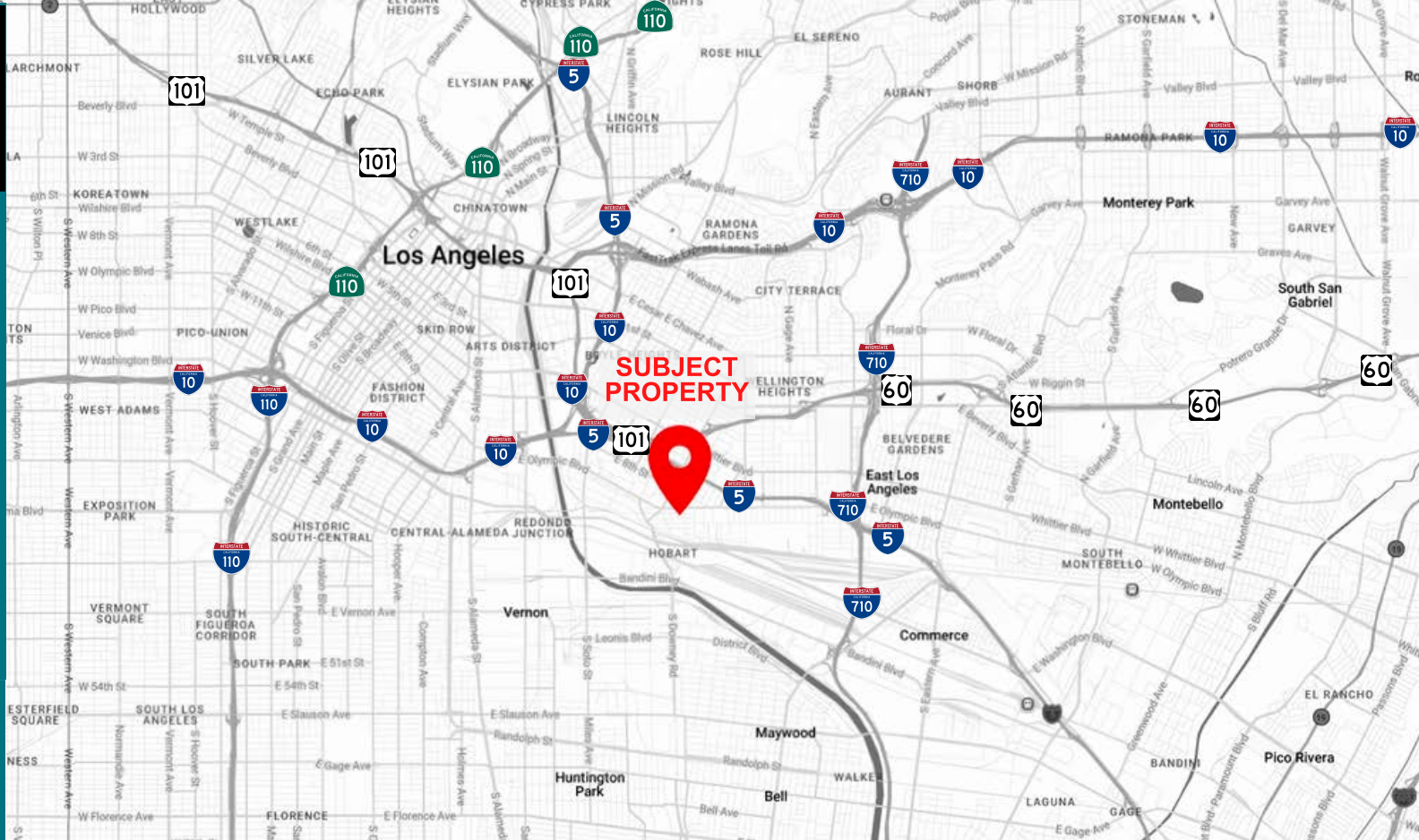
PRIME **BOYLE HEIGHTS**
LOCATION

AT THE CROSSROADS OF
DTLA, VERNON & COMMERCE

±5 MINUTES TO **ARTS DISTRICT**
DINING AMENITIES

QUICK & EASY ACCESS TO **DTLA**

½ MILE TO **I-5 ON/OFF RAMPS**

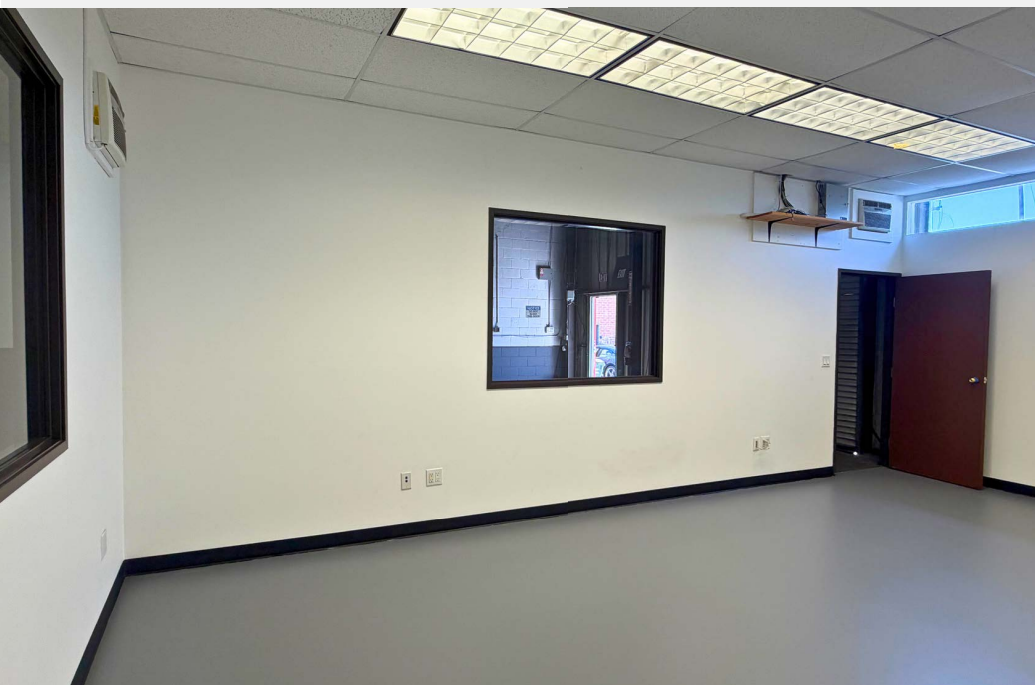




04

Photos

3470 E Pico Blvd



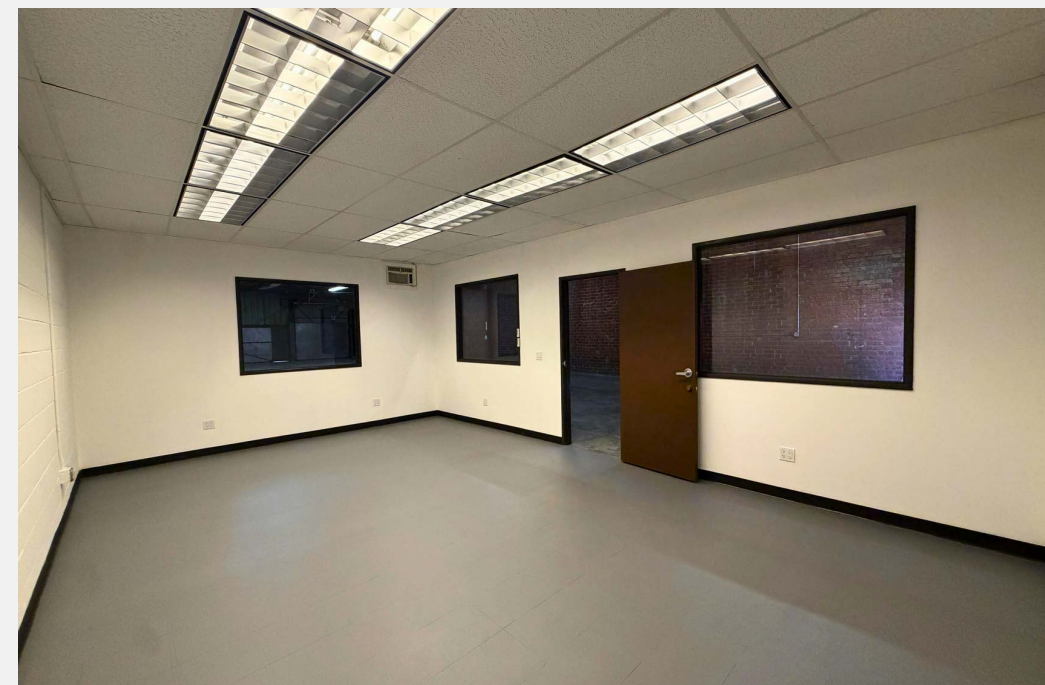
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.



04

Photos

3476 E Pico Blvd



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.



ERIC REAVIS, SIOR

 01216423

 213.709.6760

 eric@reavisrealty.com

www.reavisrealty.com