

Available SF 38,000 SF

Industrial For Lease & For Sale

Building Size 38,000 SF



**Address:** 2830 Lugo St, Los Angeles, CA 90023  
**Cross Streets:** E Washington Blvd/S Soto St

2022 Class A Construction  
 Best in Class 16,000 SF 2 Story Office  
 50 Parking Spaces  
 Fenced Yard  
 EV Charging Stations

<b>Lease Rate/Mo:</b>	\$55,100	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	16,000 SF
<b>Lease Rate/SF:</b>	\$1.45	<b>Clear Height:</b>	30'	<b>Restrooms:</b>	6
<b>Lease Type:</b>	NNN	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	38,000 SF	<b>DH Doors/Dim:</b>	2	<b>Finished Ofc Mezz:</b>	8,000 SF
<b>Minimum SF:</b>	38,000 SF	<b>A: 800 V: 480/277 O: 3 W: 4</b>		<b>Include In Available:</b>	Yes
<b>Prop Lot Size:</b>	1.52 Ac / 66,211 SF	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 2022	<b>Include In Available:</b>	No
<b>Sale Price:</b>	\$15,162,000.00	<b>Whse HVAC:</b>	No	<b>Possession:</b>	30 Days
<b>Sale Price/SF:</b>	\$399.00	<b>Parking Spaces: 50 / Ratio: 1.3:1/</b>		<b>Vacant:</b>	No
<b>Taxes:</b>	\$124,235 / 2024	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced/Paved	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	CBD
<b>Zoning:</b>	M3-1			<b>APN#:</b>	5169-026-028

**Listing Company:** CBRE - El Segundo  
**Agents:** [Cameron Merrill 310-463-1317](#), [Matthew Tuinstra 310-363-4873](#)

**Listing #:** 43660538 **Listing Date:** 11/03/2025 **FTCF:** CB000N000S000/A0AA

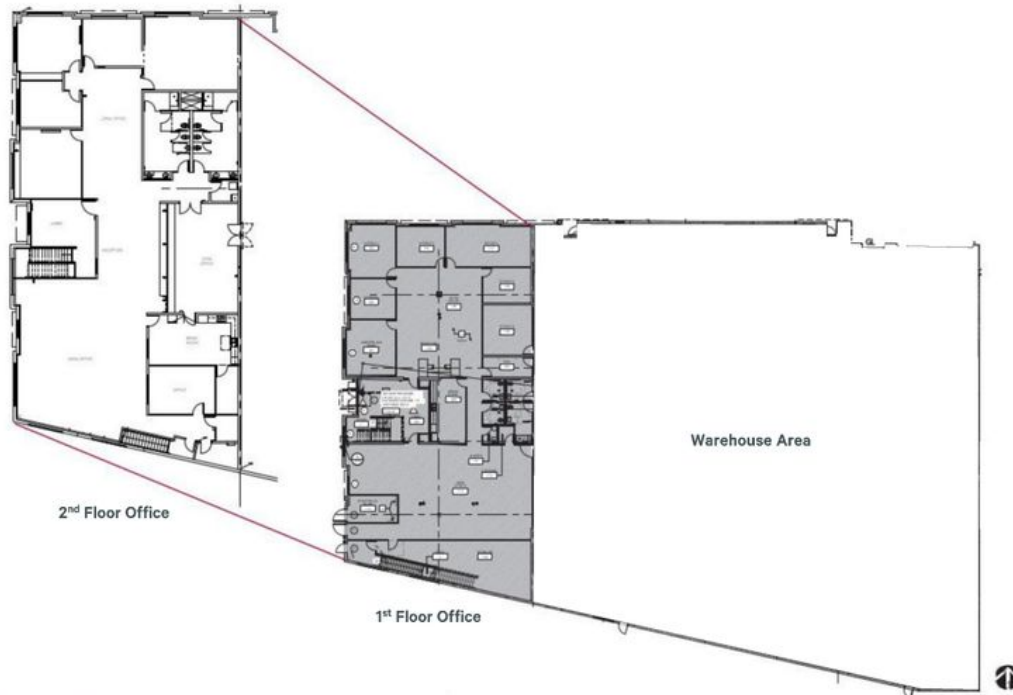
**Notes:** Buyer should verify all above items: permitted office size, bldg/land size, age, clear, power, sprink calc, zone, permitted uses, parking, HVAC, floor load. Buyer should obtain business license and confirm zoning and use prior to waiver of contingencies. Possession is subject to cancellation of existing lease & sublease.



FOR SALE &amp; LEASE

2830 Lugo St, Los Angeles, CA 90023

38,000 SF for Sale and Lease

**CBRE****Site Plan****Contact Us**

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