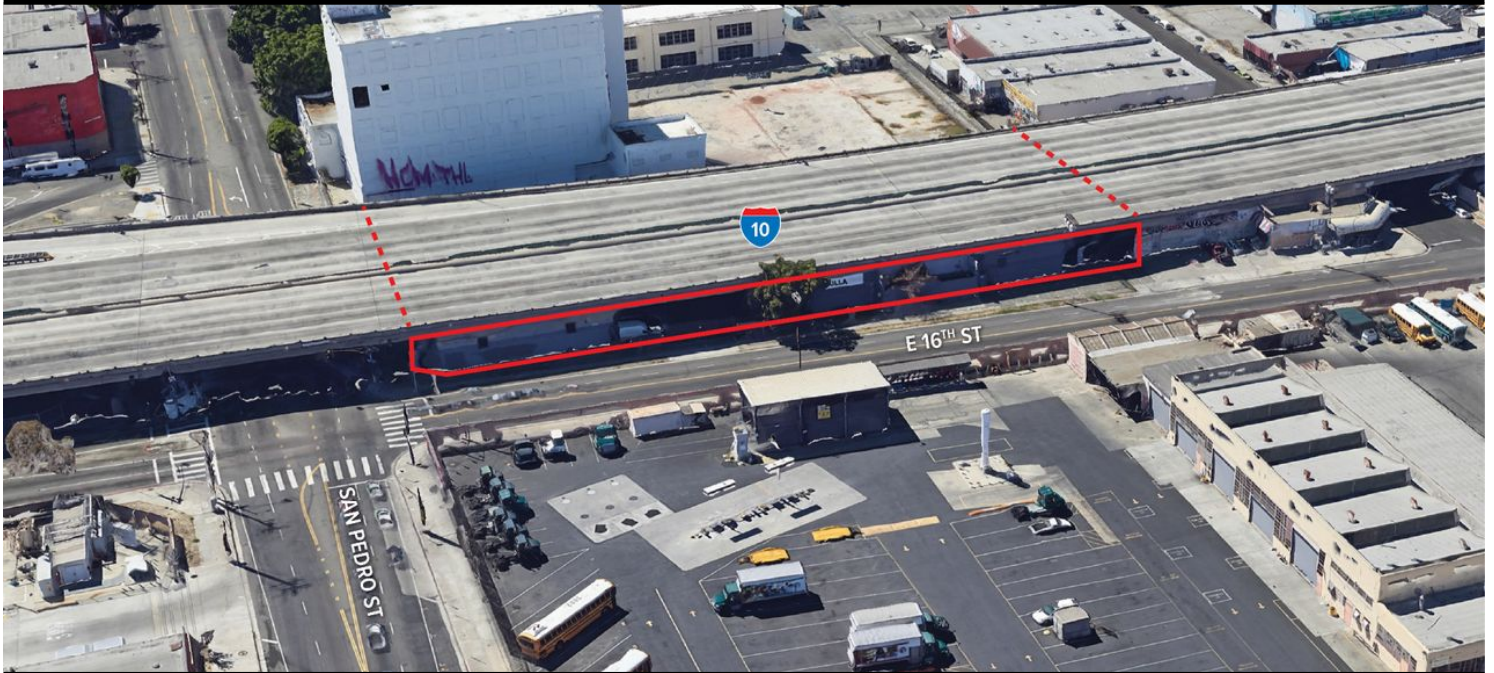


Available SF 17,440 SF

Industrial For Lease

Building Size 32,240 SF


Address: 650 E 16th St, Unit A, Los Angeles, CA 90015

Cross Streets: San Pedro St/E 16th St

Highly Central Location / Low Gross Rate
 2 Units Available - Also for Sale (Ground Lease)
 ±18' Clear-Height / 3 GL Doors / Sprinklered Bldg
 Immediate Access to the 10 Fwy @ San Pedro St
 Gated Parking and Loading (Automatic Gate)

Lease Rate/Mo: \$14,820
Lease Rate/SF: \$0.85
Lease Type: Modified Gross / Op. Ex: \$0.03
Available SF: 17,440 SF
Minimum SF: 17,440 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced/Paved
Zoning: M2

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 3
DH Doors/Dim: 0 / Exterior Dock
A: V: 277/480 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1947R55
Whse HVAC: No
Parking Spaces: 18 / **Ratio:** 1.0:1/
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 0 SF
Restrooms: 3
Office HVAC: None
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: CBD
APN#:

Listing Company: Lee & Associates
Agents: [Eunice Kwon 213-700-6266](mailto:Eunice.Kwon@lee-associates.com), [Mattison Behr 818-434-9116](mailto:Mattison.Behr@lee-associates.com)

Listing #: 45544035 **Listing Date:** 08/28/2026

FTCF: CB000N000S000

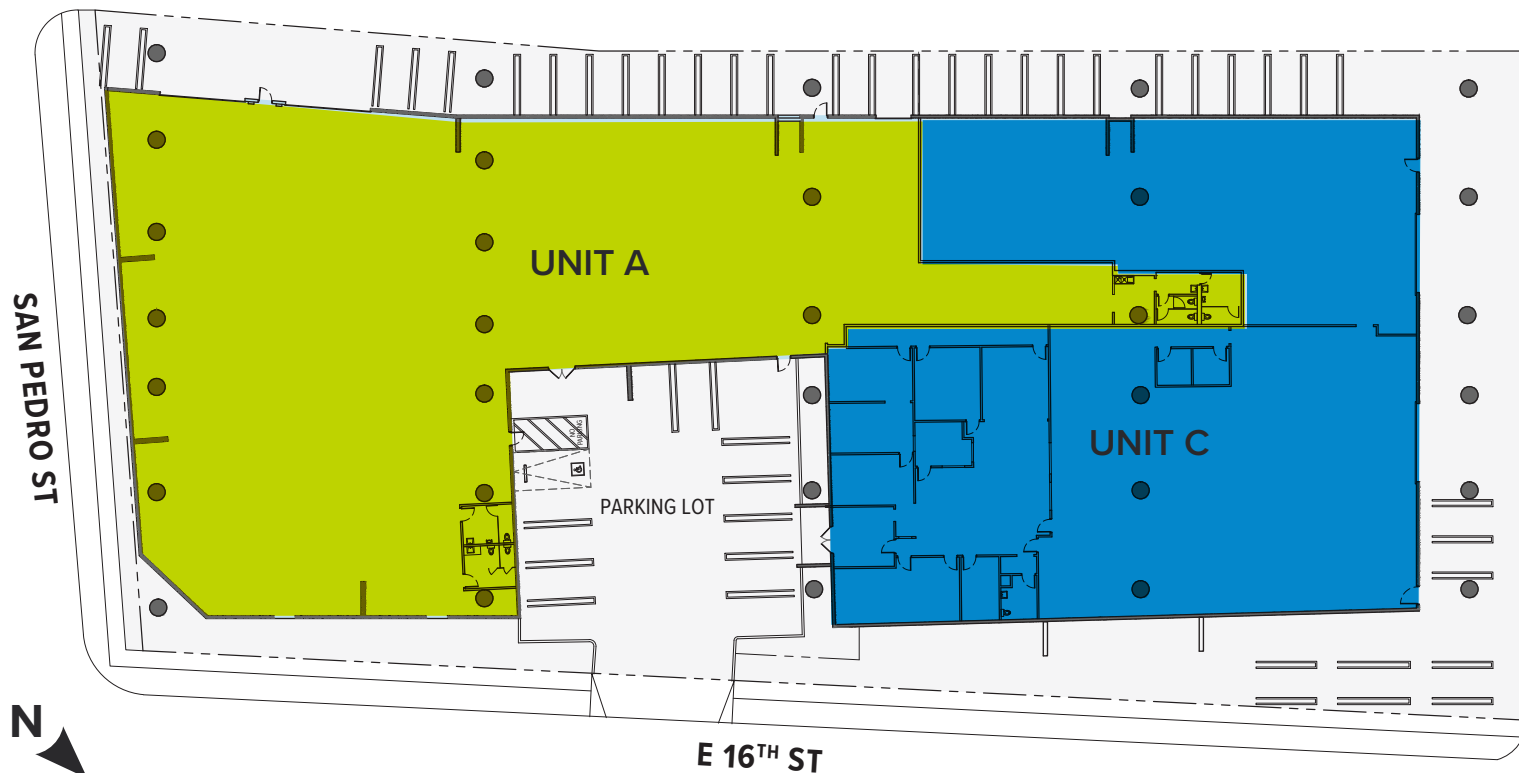
Notes: Call brokers for commission information. Tenant to verify power supply and service to unit. Tenant to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes. Tenant to obtain business license and confirm zoning and use.

INDUSTRIAL FOR SALE/LEASE

±32,240 SF OF BUILDING (DIVISIBLE) UNIT A: ±17,440 SF | UNIT C: ±14,800 SF

650 E 16TH ST, LOS ANGELES, CA 90015

PROPERTY SITE PLAN



UNIT SUMMARIES

UNITS	Unit A	Unit C
UNIT SIZE	±17,440 SF	±14,800 SF
OFFICE	None	±3,500 SF
AVAILABILITY	M2M Lease Available ±30 Days	Vacant Now & Ready to Occupy
TOURING INSTRUCTIONS	Email or Text Agent	Email or Text Agent

NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

FOR MORE INFORMATION, PLEASE CONTACT



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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



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LEE-ASSOCIATES.COM/DOWNTOWNLA

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