

# FOR SALE & LEASE

# 1116 E 12th St Los Angeles | CA



±4,980 SF Versatile DTLA Showroom & Warehouse

## PROPERTY HIGHLIGHTS:

- Strategically located in the heart of the DTLA wholesale corridor, offering excellent synergy with neighboring textile, apparel, and design businesses.
- Flexible open-floor layout with M2 zoning, providing a wide range of allowable uses including flagship showrooms, e-commerce distribution, manufacturing, and creative wholesale applications.
- Unbeatable proximity to the I-10 (Santa Monica) Freeway on/off-ramps, facilitating efficient transport to the Port of LA, LAX, and the greater Inland Empire.
- Strong street presence on E 12th St with significant daily traffic, providing an exceptional signage opportunity for brand exposure.

FOR MORE INFORMATION PLEASE CONTACT:

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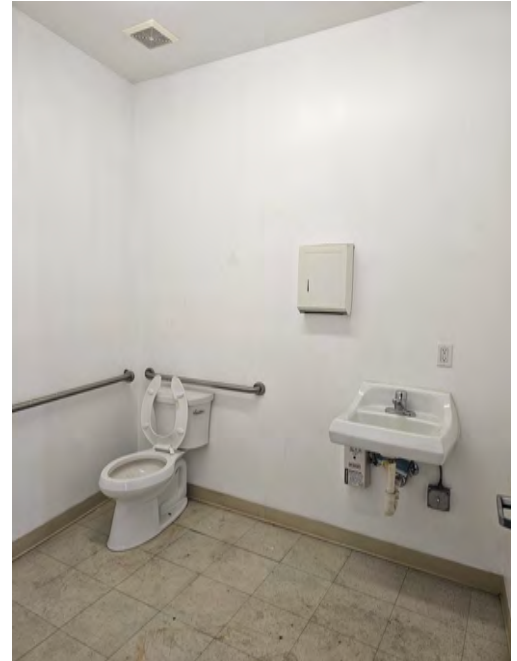
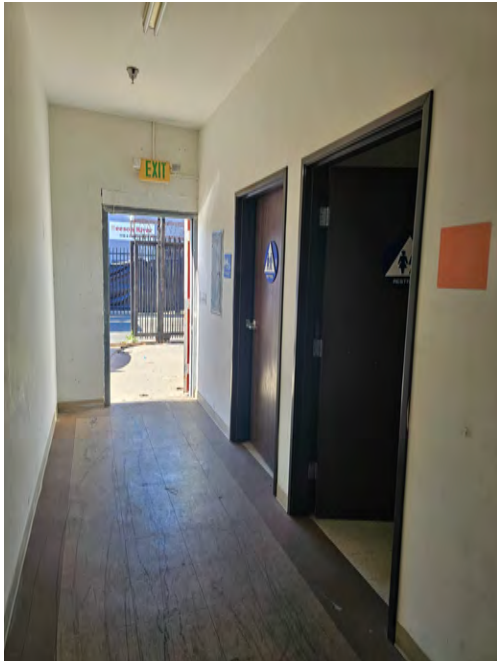
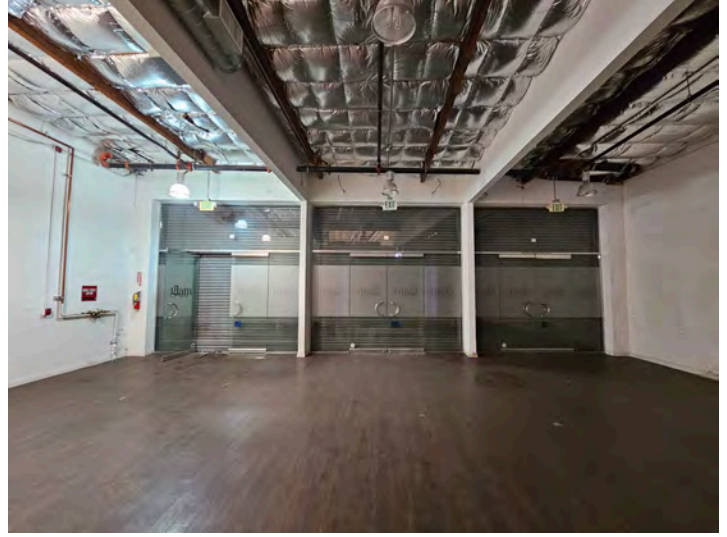
PROPERTY OVERVIEW	
BUILDING	4,980 SF
SALE PRICE	Negotiable
ASKING LEASE PSF	\$1.20 Gross
CLEAR HEIGHT	13'
DOCKS	None
DRIVE INS	1
PARKING	2
YEAR BUILT	1967
LOT SIZE	5,750 SF / 0.13 SF
ZONING	LAM2

Although all information is furnished regarding sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

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## PROPERTY PHOTOS



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