

FOR LEASE ±3,640 SF

2710 S SAN PEDRO ST, LOS ANGELES, CA 90011



For more information, please contact:

Daniel Park

(213) 446-0396

Danielpark777@hotmail.com

DRE# 01227056

PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

Park Industrial Realty
800 McGarry St, 5th Floor
Los Angeles, CA 90021
Corporation DRE# 01983713

Executive Summary

2710 S San Pedro Street offers a rare opportunity to sublease a very clean and well-maintained freestanding industrial building in a highly central Los Angeles location, just one block south of San Pedro Street and Adams Boulevard. The property consists of approximately 3,640 square feet and features 16-foot minimum clear height, one ground-level loading door, 200 amps / 240 volts / 3-phase electrical power, and a clean ±800 square foot second-floor office with air conditioning.

The building is well suited for warehouse, light manufacturing, showroom, e-commerce, or distribution use, with a securely gated alley that can support loading and potential parking. Additional features include a restroom with shower, functional industrial layout, and C2-1VL-CPIO zoning. Offered at \$4,000 per month, or approximately \$1.09 per square foot gross, the property provides excellent value for a clean, functional, and centrally located industrial facility. The space is available for sublease through February 28, 2027, with the possibility of a longer-term direct lease with the owner.

Property Details

Building SF:	3,640 SF
Office SF:	800 SF
Year Built:	1910
Min Clear Height:	16'
Loading:	1 Ground Level Door
Power:	200a, 240v, 3 p
# Parking:	18
Zoning:	C2-1VL-CPIO
APN:	5128-016-016
Lease Rate:	\$4,000 per month (\$1.09/SF) gross

All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Lessee must verify all information.

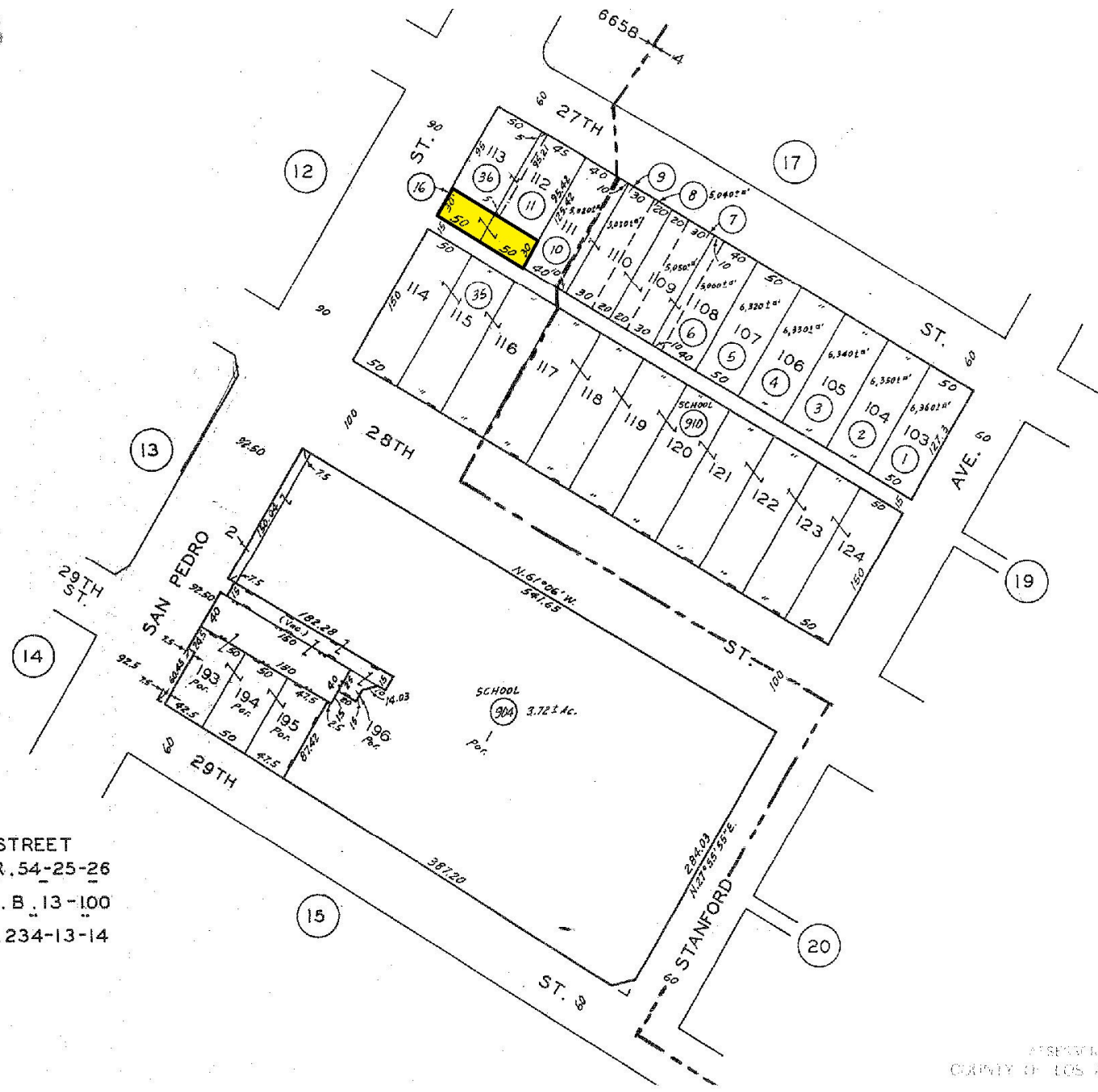
Property Highlights

- Very well maintained free standing building
- Centrally located one block south of San Pedro Street & Adams Boulevard
- 16' minimum clear height
- 800 SF clean second-floor office with air conditioning
- Restroom with a shower
- 200 amps / 240 volts / 3-phase electrical power
- Securely gated alley for loading and potential parking
- Ideal for warehouse, light manufacturing, showroom, e-commerce or distribution use
- Available for sublease through February 28, 2027
- Longer-term direct lease with the owner may be possible

5128 | 16
SCALE 1" = 100'

TRA 4 1996
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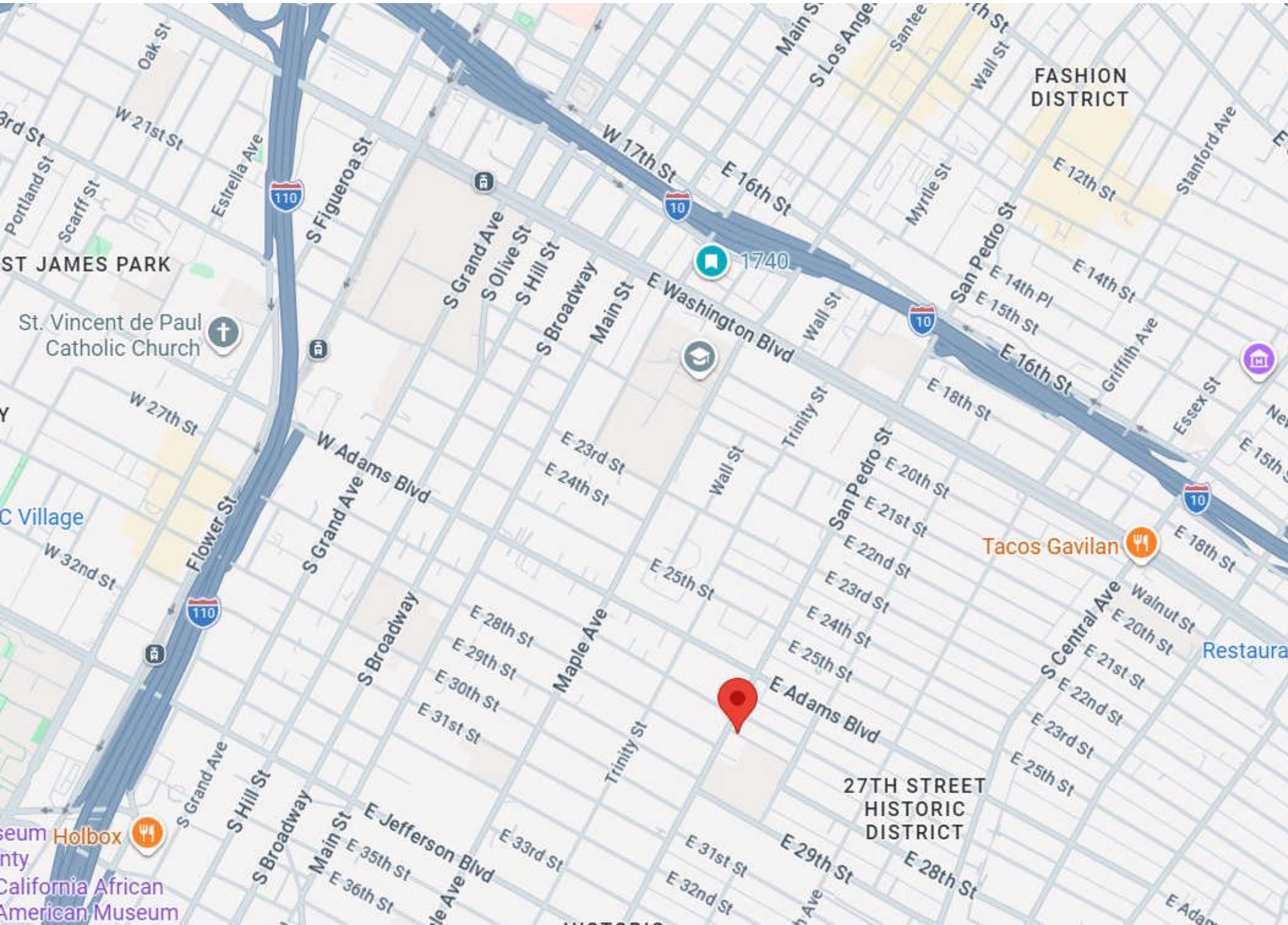
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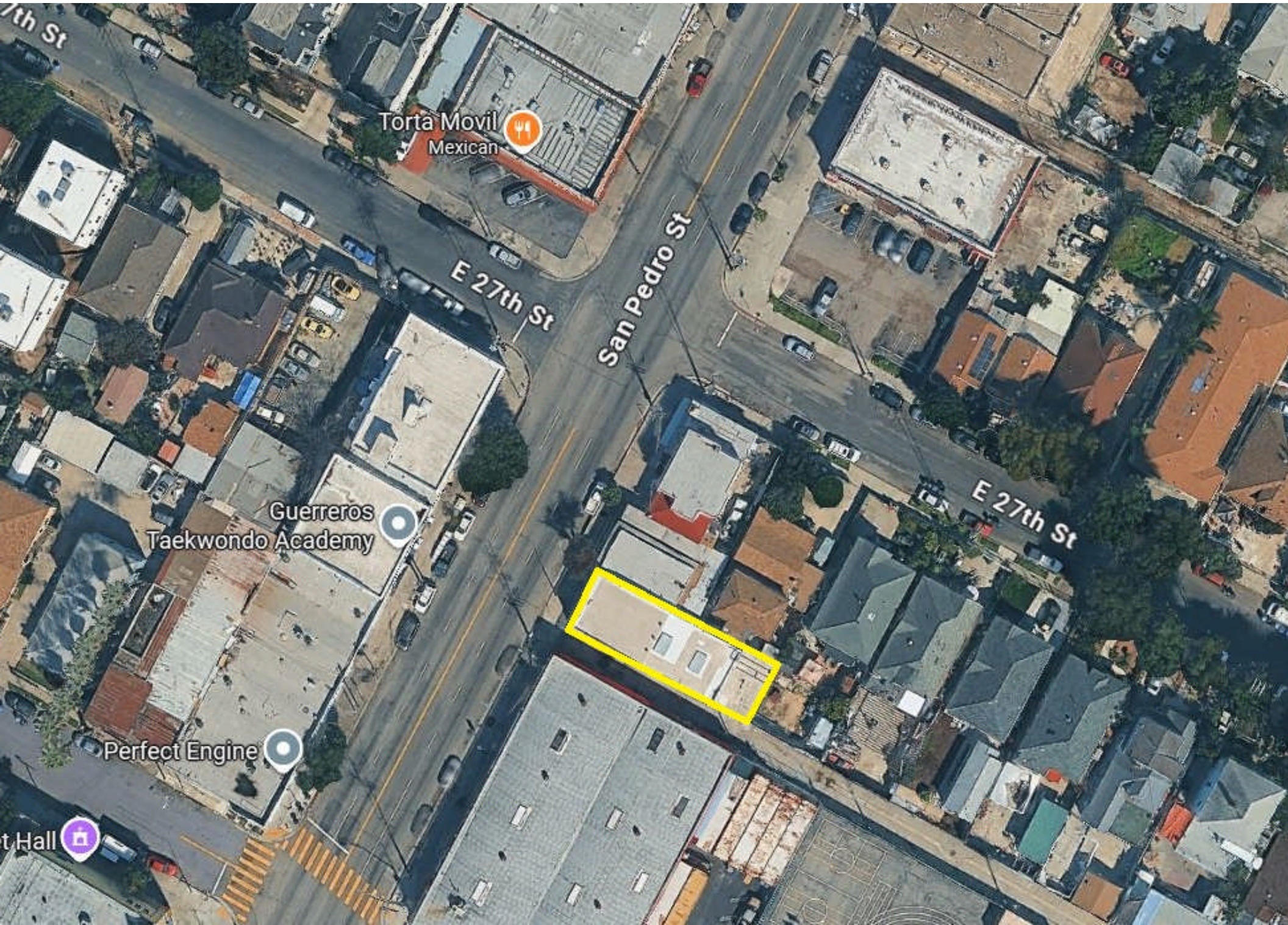


GRIDER AND DOW'S ADAMS STREET TRACT M.R. 54-25-26
TRACT NO. 9 M.B. 13-100
TRACT NO. 11329 M.B. 234-13-14

FOR PREV. ASSM'T SEE: 27-19 & 20

REPRODUCED BY THE COUNTY OF LOS ANGELES













FOR SUBLEASE | ±3,640 SF BUILDING

2710 S SAN PEDRO ST





