

FOR LEASE

18,000 S.F. Industrial Building



820 East 60th Street, Los Angeles, CA 90001

Ideal Manufacturing Facility Which Has Been Completely Refurbished

AMENITIES INCLUDE:

- 600 AMP, 240 Volt, 3 Phase Electrical, Well Distributed
- 1,350 SF of Nice Offices & Lunch Room
- Great Natural Light
- Fully Sprinklered
- Large Restrooms
- Bonus Storage Mezzanine
- Small Fenced Rear Yard

POTENTIAL USES:

■ TRADITIONAL USES

- Garment Manufacturing
- Warehouse/Distribution
- Other Light Manufacturing

■ NEW USES

- Studio Oriented
- Other Creative Purposes

LOCATION:

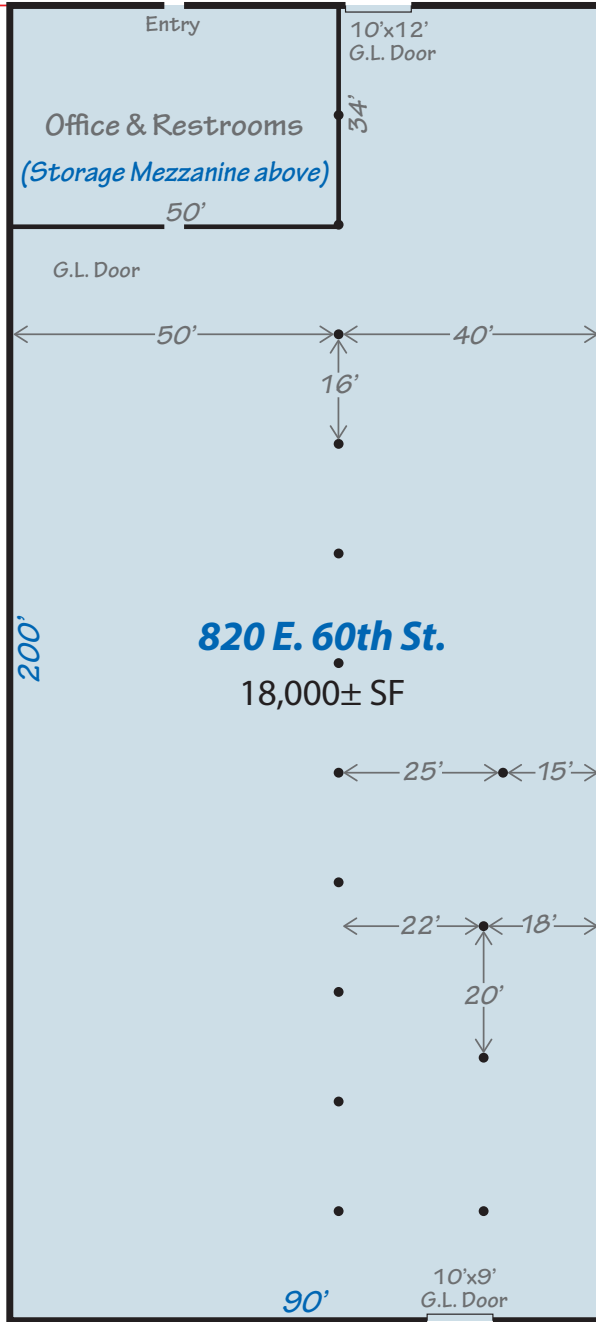
- Part of a Business Improvement District with Security Patrols and Cameras.
- Less than 1 mile from I-110 Freeway Ramps with Great Proximity to Downtown Los Angeles.
- M-2 Zoning

This Outstanding Property is Offered for \$12,960/month (\$0.72/SF) Gross!!!

820 E. 60th Street, Los Angeles, CA 90001

E. 60th Street

100'



223'

23'

Rear Storage Yard

Shed



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ross Streets:

S Central Ave/E 60th St

Ideal Manufacturing Building Offered at a Great Rate
Great for Garment Contractors, Furniture Manufacturers, or other Light Mfg.
Small Fenced Rear Storage Yard *Good Office & Restrooms
Sprinklered, Heavy Well Distributed Power, Air Lines, M2 Zoning
Part of Business Improvement District with Security Patrols & Cameras

Lease Rate/Mo:	\$12,960	Sprinklered:	Yes	Office SF / #:	1,350 SF / 4
Lease Rate/SF:	\$0.72	Clear Height:	12'	Restrooms:	3
Lease Type:	Gross	GL Doors/Dim:	2 / 10'x12', 10'x9'	Office HVAC:	AC Only
Available SF:	18,000 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	18,000 SF	A: 600 V: 240 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	0.51 Ac / 22,385 SF	Construction Type:	Masonry	Unfinished Mezz:	650 SF
Term:	3-5 Years w/ Periodic COLA	Const Status/Year Blt:	Existing / 1923	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 8	/ Ratio: 0.4:1/	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Light Industrial	Market/Submarket:	Outlying Los Angeles
Zoning:	M2	Listing Date:	02/22/2023	APN#:	6007006011
Listing #:	33855087				

