

Available SF 10,000 SF

Industrial For Lease & For Sale

Building Size 10,000 SF



**Address:** 1506 S Los Angeles St, Los Angeles, CA 90015

**Cross Streets:** 10 Fwy/S Los Angeles St

1st Time on the Market for Sale or Lease  
 Well-Known Clothing Wholesale Showroom and Store  
 Showroom in Front and Warehouse in Back  
 Parking Spaces and Loading in the Back  
 2 Blocks North of the 10 Freeway

<b>Lease Rate/Mo:</b>	\$10,000	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	
<b>Lease Rate/SF:</b>	\$1.00	<b>Clear Height:</b>	12'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	
<b>Available SF:</b>	10,000 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	10,000 SF	<b>A: V: O: W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	0.16 Ac / 6,960 SF	<b>Construction Type:</b>	Masonry	<b>Unfinished Mezz:</b>	3,568 SF
<b>Term:</b>	3-5 Years	<b>Const Status/Year Blt:</b>	Existing	<b>Include In Available:</b>	Yes
<b>Sale Price:</b>	\$4,000,000.00	<b>Whse HVAC:</b>	Yes	<b>Possession:</b>	30 Days
<b>Sale Price/SF:</b>	\$400.00	<b>Parking Spaces:</b>	3	<b>Vacant:</b>	No
<b>Taxes:</b>	\$28,581 / 2025	<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>	M2			<b>APN#:</b>	5133-015-003

**Listing Company:** Magic Properties, Inc.  
**Agents:** [Nathan Yoon 213-321-3935](mailto:Nathan.Yoon@magicproperties.com), [Bryant T. Chung 213-503-8007](mailto:Bryant.T.Chung@magicproperties.com)

**Listing #:** 44526670 **Listing Date:** 03/16/2026 **FTCF:** CB200N000S200/A0AA

**Notes:** 2nd fl mezzanine warehouse is included in total building square footage. Seller/Lessor and broker do not guarantee the accuracy of any information contained herein. Buyer and Lessee are advised to independently verify all information, including but not limited to power capacity, ceiling height, and building square footage.