

FOR LEASE ±10,000 SF

3053 E 11TH ST, LOS ANGELES, CA 90023



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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

Located near the Downtown Los Angeles Fashion District, this 11,300-square-foot, two-story industrial building offers a flexible and cost-effective opportunity for a wide variety of commercial and industrial users. The property features a functional layout with substantial second-floor mezzanine space, heavy 400-amp, 120/240-volt, three-phase electrical power, available gas service, a floor drain, a fully sprinklered fire-safety system, and two ground-level loading doors. Its versatile configuration is well suited for manufacturing, production, wholesale, storage, showroom, creative, or related industrial operations. Convenient access to Downtown Los Angeles' major commercial and industrial districts further enhances the property's appeal.

Property Details

Building SF: 10,000 SF

Office SF: 750 SF

Year Built: 1938

Clear Height: 14'

Parking: 5 head-in parking spaces on the street

Loading: 1 GL, 1 DH

Power: 400 Amps, 120-240 Volts, 3 Phase, 4 Wire

Restrooms: 2

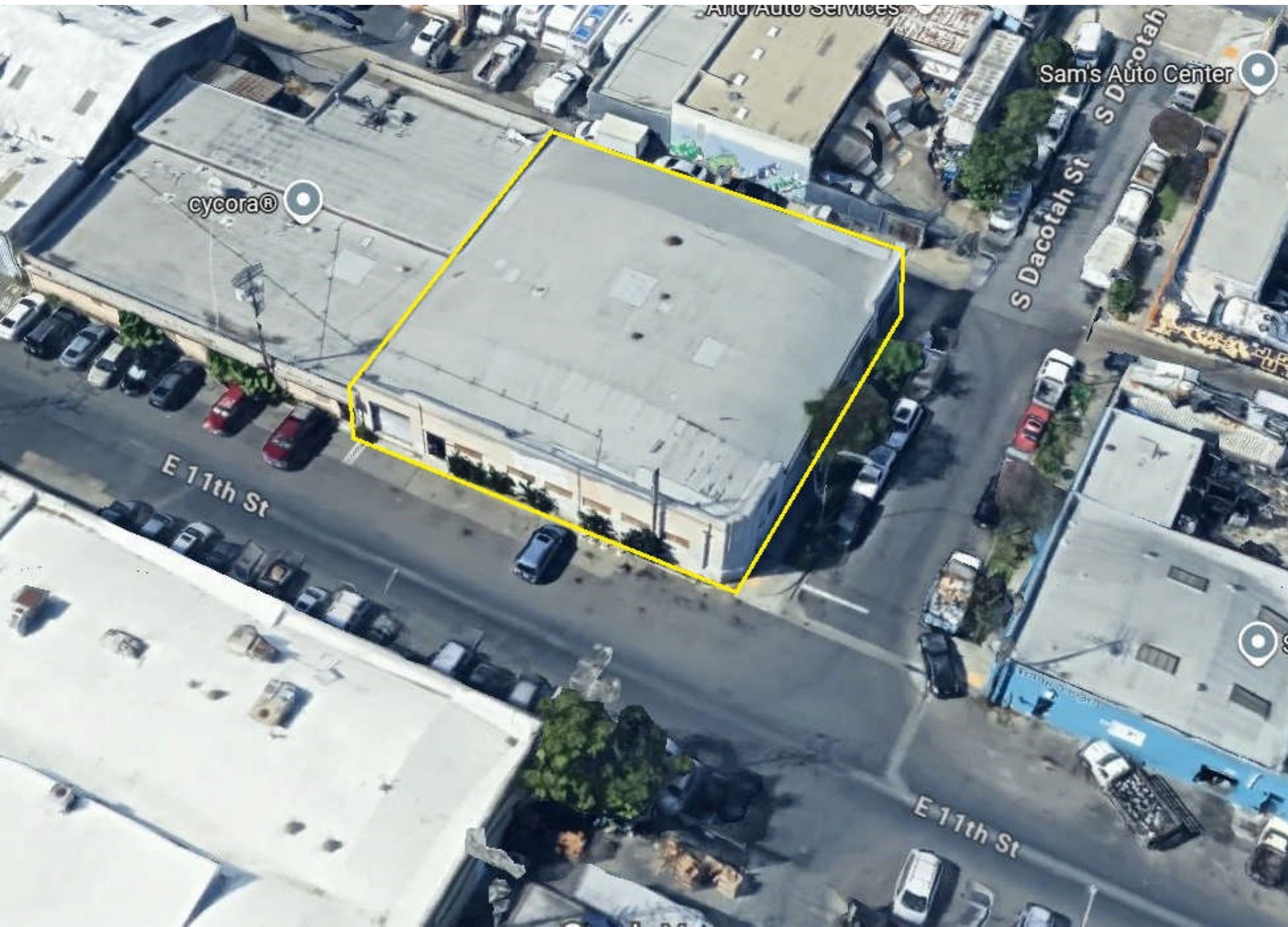
Zoning: M2-1-CUGU

Lease Rate: \$7,500 per month (\$0.75/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. Buyer/Lessee must verify all information.

Property Highlights

- **Industrial building just east of the Downtown LA Fashion District**, offering excellent proximity to the garment, wholesale, and manufacturing hub of Downtown Los Angeles.
- **Wood bow truss ceiling** with approximately **14' minimum clear height** and up to **21' maximum ceiling height**, providing an open and functional warehouse environment.
- **Heavy 3-phase electrical power**, suitable for machinery, production equipment, and various manufacturing uses.
- **Gas service available**, making the building well-suited for operations that require gas-powered equipment or production processes.
- **5 head-in parking spaces on the street**, providing convenient parking directly in front of the property.
- **Ideal for screen printing, garment production, textile-related uses, or other manufacturing operations** seeking a functional industrial building close to Downtown LA.



SCALE 1" = 60'

BLVD.

100

100

EVERGREEN AVE.

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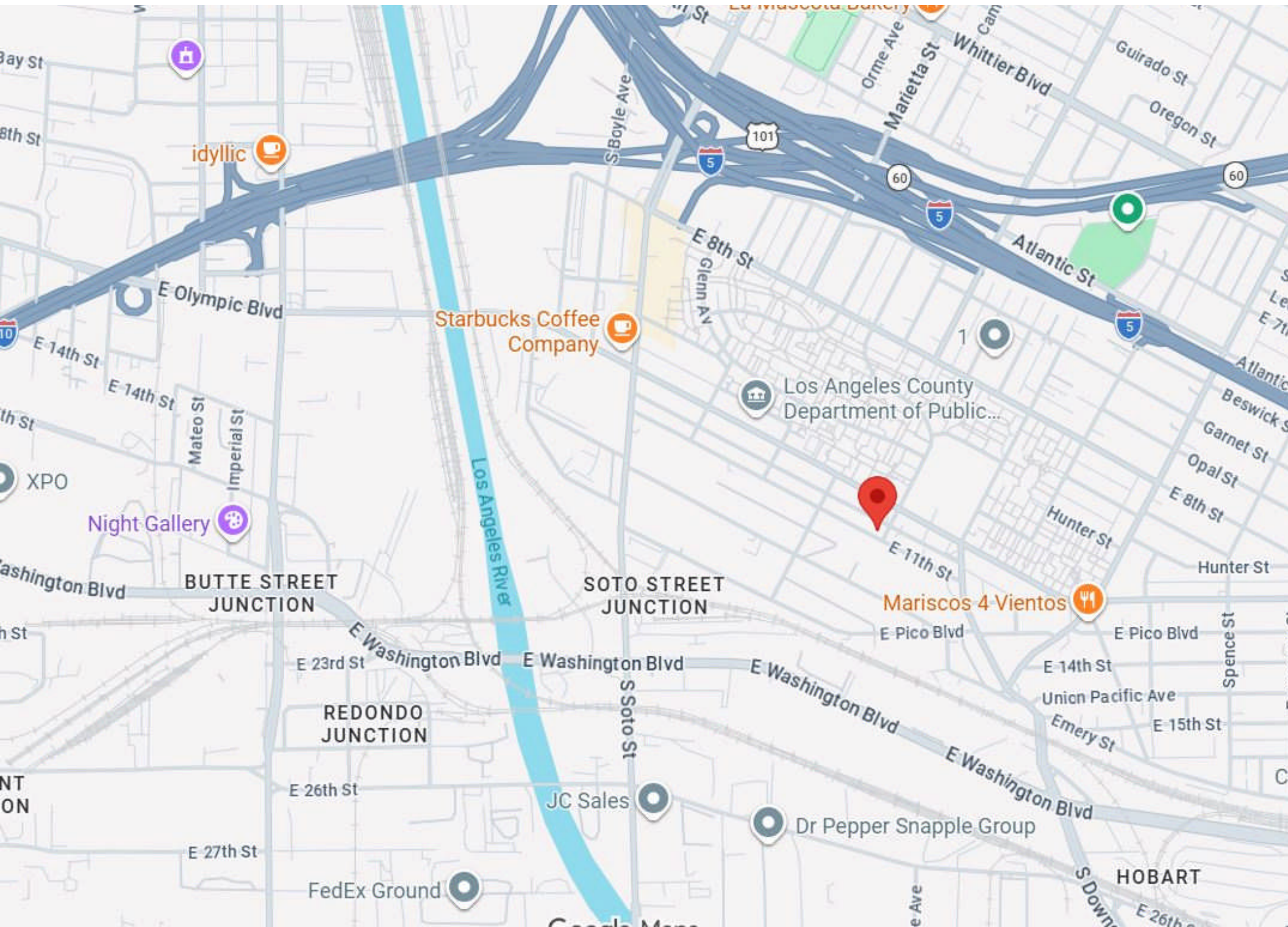
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M.B. 99- 77 - 84

CODE
12704



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