For Lease

±5,000 SF

804 E 18th Street
Los Angeles, CA 90021

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

Property Information

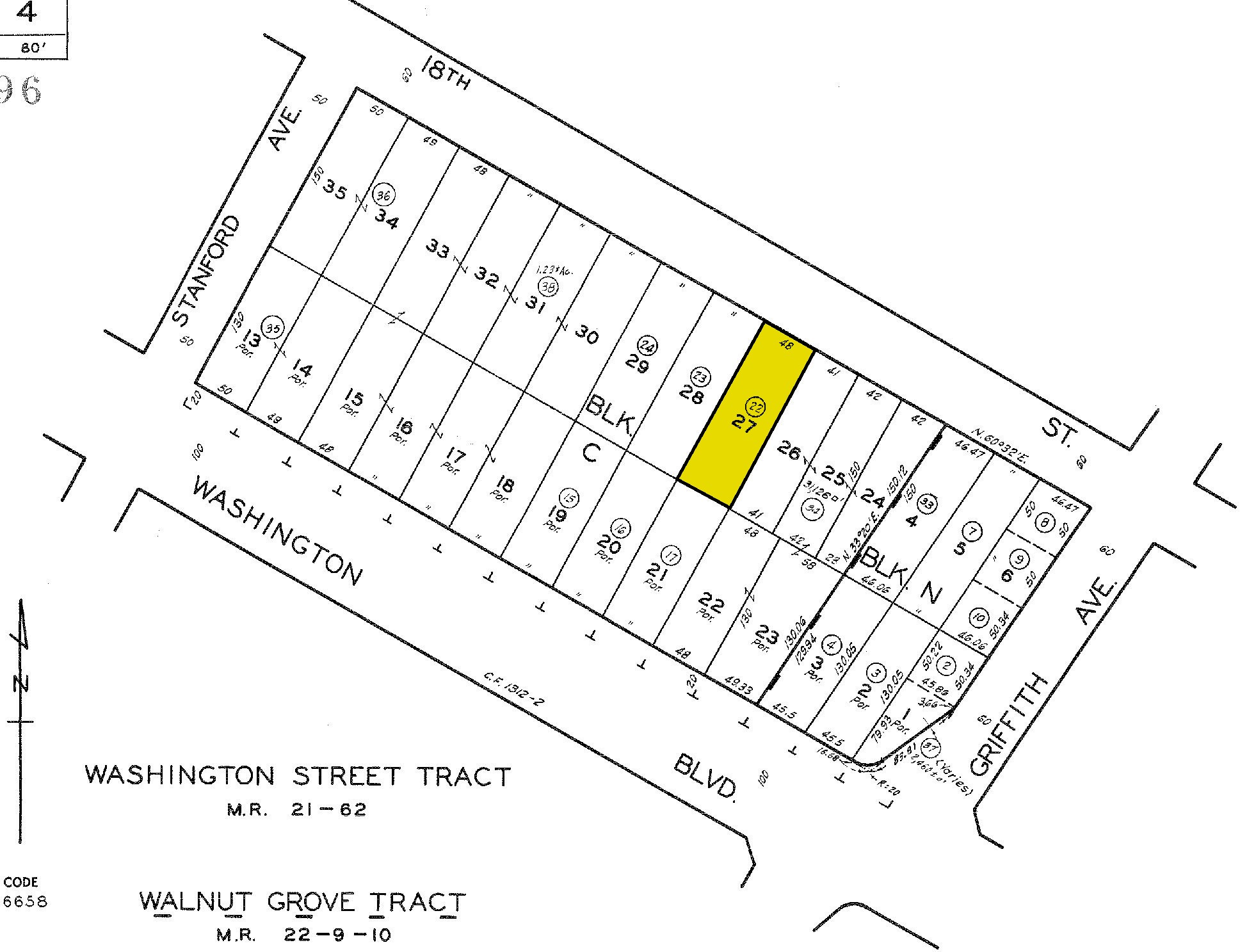
Address:	804 E 18th Street Los Angeles, CA 90021
Building SF:	5,000 SF
Land SF:	7,228 SF
Office SF:	800 SF
Year Built:	1968
Ceiling Height:	16’
Power:	200a, 120-240v, 3p
# Parking:	5
Loading:	1 GL
Zoning:	M2
Lease Rate:	$6,750 ($1.35/SF) Gross

- Close to Downtown LA Fashion District
- Clear span warehouse
- 16 feet high ceiling
- Fenced & gated secure parking
- Large front yard
- 3 phase electrical power
- Just finished refurbishing
- Very clean foiled ceiling
- New roll up loading door
- 2 small air-conditioned offices
- Close to 10 freeway

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.

5131	4
SCALE 1" =	80'

1996



WASHINGTON STREET TRACT

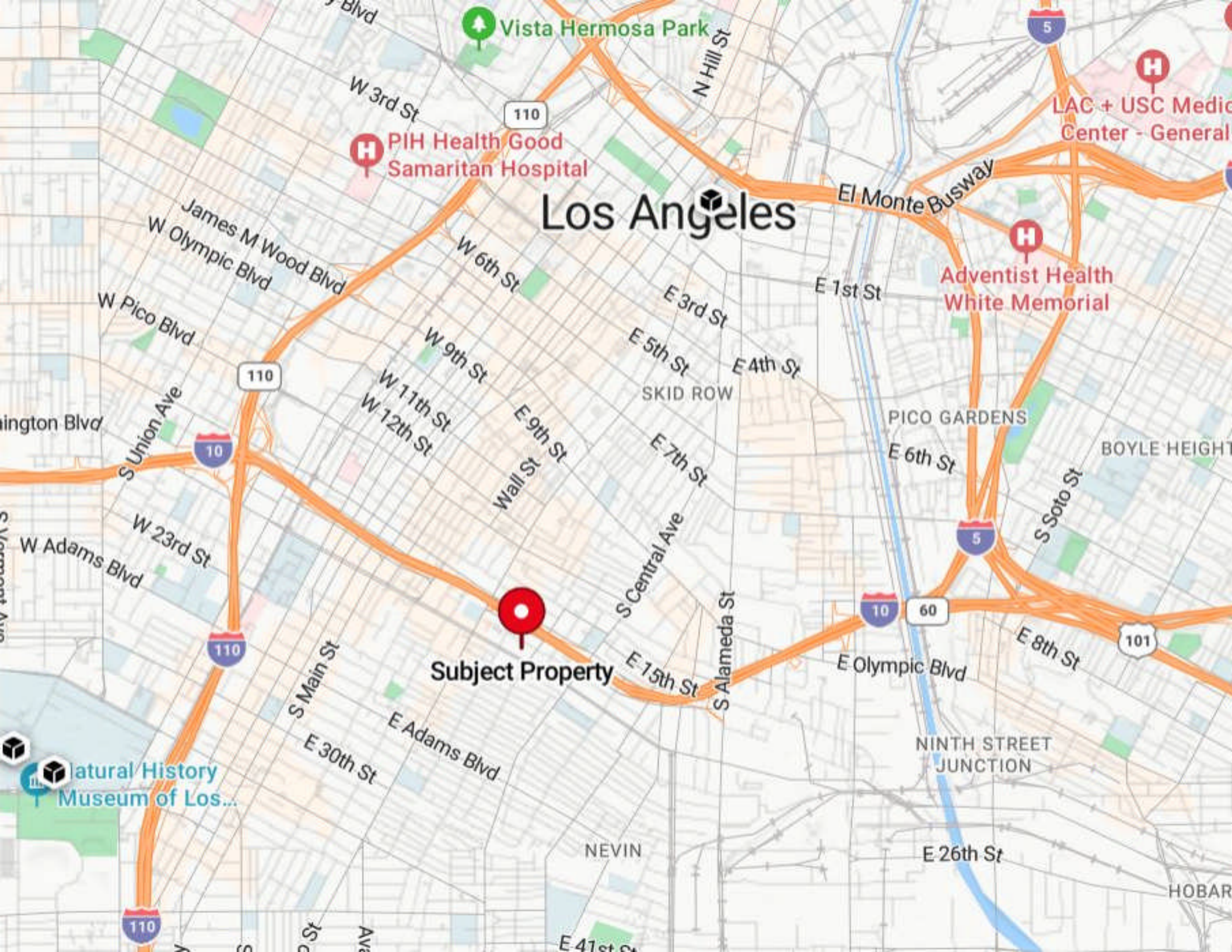
M.R. 21 – 62

CODE
6658

WALNUT GROVE TRACT

M.R. 22 – 9 – 10

FOR PREV. ASSM'T. SEE: 25 — 19


Vista Hermosa Park
W 3rd St
N Hill St
110
PIH Health Good Samaritan Hospital
LAC + USC Medic Center - General
Los Angeles
El Monte Busway
James M Wood Blvd
W Olympic Blvd
W 6th St
E 3rd St
E 1st St
Adventist Health White Memorial
W Pico Blvd
W 9th St
E 5th St
E 4th St
SKID ROW
W 11th St
W 12th St
E 9th St
PICO GARDENS
E 6th St
BOYLE HEIGHT
S Union Ave
10
Wall St
E 7th St
S Soto St
5
W 23rd St
W Adams Blvd
S Central Ave
S Alameda St
60
101
E 8th St
Subject Property
E 15th St
E Olympic Blvd
S Main St
E Adams Blvd
E 30th St
NINTH STREET JUNCTION
Museum of Los...
NEVIN
E 26th St
HOBAR
E 41st St