

AVAILABLE

1760 E 15TH Street Los Angeles, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**PRIME I-10 FREEWAY FRONTAGE | CREATIVE INDUSTRIAL & SHOWROOM
UNDER RENOVATION**



Property Highlights

The Best Value for Freeway Identity in DTLA.

Building Size: 16,353 SF

Lot Size: 17,484 SF

Loading: 3 Dock High, 2 Truck High

Zoning: Light Industrial

Power: 400 Amps, 120/240V, 3-Phase

Clear Height: 10'

Parking: 10+ Spaces (Secure/Gated)

ASKING SALE PRICE:
\$250 PSF

LEASE RATE:
\$0.98 PSF
INDUSTRIAL GROSS

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The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

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The
Creative
Production
Hub

- ▶ **Perfect for garment manufacturing, creative studios, or design showrooms.**
- ▶ **Heavy Power:** 400 Amps (Upgraded 2015) – *Ready for machinery.*
- ▶ **Climate Controlled:** New 4-Ton HVAC Unit (2019) – *Comfort for staff/production.*
** HVAC or AC serves the office areas only.*
- ▶ **Vintage Aesthetic:** Exposed brick construction and classic architecture.

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Unrivalled
**Identity &
Access**

- ▶ **Freeway Frontage:** Immediate visibility from the I-10 South (Millions of annual impressions).
- ▶ **Last-Mile Access:** Instant on/off freeway access for distribution vans.
- ▶ **DTLA Centrality:** Minutes from the Arts District and Fashion District.

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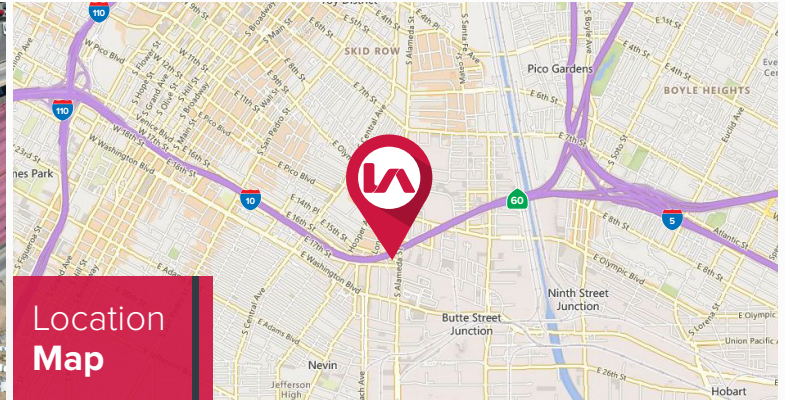
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Property
Aerial



Location
Map

Secure & Functional

- ▶ **Private Gated Yard:** Fenced and paved for secure parking or staging.
- ▶ **Secure Loading:** Expandable loading dock potential + ground-level access.
- ▶ **New Roof:** Resealed in 2019 for inventory protection.

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