

Available SF 5,600 SF

Industrial For Lease

Building Size 11,960 SF



Address: 8705 Crocker St, Los Angeles, CA 90003

Cross Streets: San Pedro St/Manchester Ave

Great Manufacturing or Metal Handling Facility
Hi Clear Open Metal Building with Heavy Distributed
Electrical, Interior Craneway and LED Lighting
1,600 SF HVAC Front Office / Showroom
Large Concrete Yard w/ 5-Ton Exterior Craneway
1/2 Mile From 110 Fwy Manchester Ave Ramps

Lease Rate/Mo: \$6,450
Lease Rate/SF: \$1.15
Lease Type: Gross
Available SF: 5,600 SF
Minimum SF: 5,600 SF
Prop Lot Size: POL
Term: 2-5 Years w/Periodic COLAs
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M1-1

Sprinklered: No
Clear Height: 18'
GL Doors/Dim: 3 / (2) 20'x18' ; (1) 16'x15'
DH Doors/Dim: 0
A: 600 V: 240 O: 3 W: 4
Construction Type: STEEL
Const Status/Year Blt: Existing / 1943
Whse HVAC: No
Parking Spaces: 20 / **Ratio:** 3.6:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 1,600 SF / 5
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Outlying Los Angeles
APN#: 6041-017-018

Listing Company: Dorin Realty Company
Agents: [Mark Whitman 213-627-0007](mailto:mwhitman@dorinrealty.com)
Listing #: 45414845
Notes: All details must be verified. 3 large grade level entrances. Total land area: 12,900 SF.

Listing Date: 08/07/2026

FTCF: CB250Y175S000



Mark Whitman
mwhitman@dorinrealty.com
213-627-0007