

Available SF 5,600 SF

Industrial For Lease

Building Size 5,600 SF



**Address:** 958 E Pico Blvd, Los Angeles, CA 90021

**Cross Streets:** Paloma St/E Pico Blvd

On Pico Blvd Bet. San Pedro St & Central Ave  
 800 SF of Newly Built Offices and Restroom  
 Within The Fashion District w/1,000s of Clothing Stores  
 Bow-Truss Ceiling, Front & Rear Loading  
 Cargo, Photo/Movie Studio, Clothing Warehouse  
 Wholesale, etc., You Name It!

**Lease Rate/Mo:** \$6,664  
**Lease Rate/SF:** \$1.19  
**Lease Type:** Gross  
**Available SF:** 5,600 SF  
**Minimum SF:** 5,600 SF  
**Prop Lot Size:** 0.13 Ac / 5,650 SF  
**Term:** 2-3 years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$23,852 / 2023  
**Yard:**  
**Zoning:** M2-2D

**Sprinklered:** No  
**Clear Height:** 12'  
**GL Doors/Dim:** 1  
**DH Doors/Dim:** 0  
**A: 100 V: 120 O: W:**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1927  
**Whse HVAC:**  
**Parking Spaces:** 22 / **Ratio:** 3.9:1/  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 800 SF / 2  
**Restrooms:** 2  
**Office HVAC:**  
**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:** CBD  
**APN#:** 5132018025

**Listing Company:** Magic Properties, Inc.

**Agents:** [Bryant T. Chung 213-503-8007](mailto:bryantchung@sbcglobal.net)

**Listing #:** 40916367

**Listing Date:** 08/15/2024

**FTCF:** CB200N000S000

**Notes:** Text/call Bryant T. Chung. Lessor/Broker do not guarantee any info stated herein including but not limited to the building/land/office sizes, power capacity, etc.