

# FOR SALE OR LEASE



**#12,681 SF Building  
with 48 Car Parking**

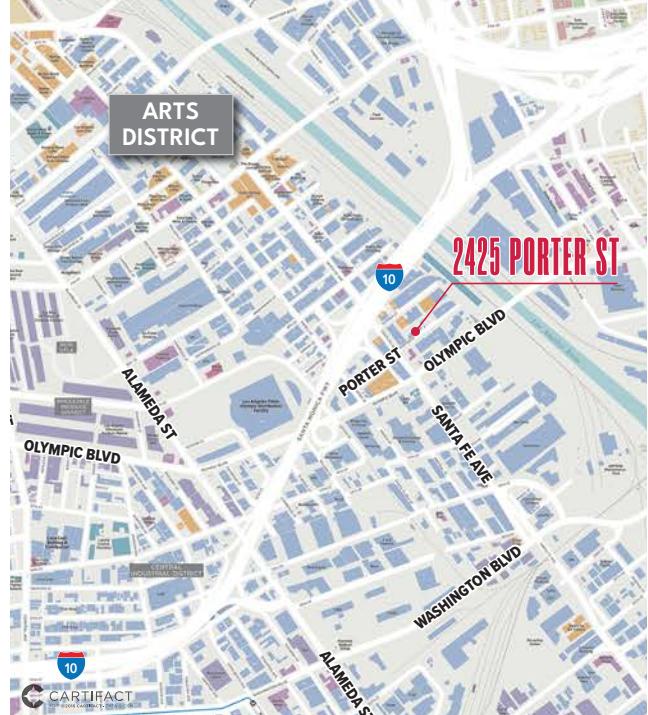
2425 Porter Street, Los Angeles, CA 90021

**MAJOR RENOVATIONS  
NOW COMPLETE!**

- Building Size: ±12,681 SF
- Warehouse: ±8,815 SF
- Office: ±3,866 SF
- Land Area: ±33,600 SF or ±0.77 Acres
- Phenomenal Location – Arts District Adjacent
- Incredibly Rare Low Site Coverage Facility
- 100% Conditioned Space with Executive Offices
- Power – Amps: 400, Volts: 277/480, 3 Phase, 4 Wire
- 10 Freeway at Porter Avenue
- 7 DH Positions
- Secured Yard with Electrical Gate
- Institutionally Owned and Managed by Terreno (NYSE: TRNO)

**ASKING SALES PRICE:  
\$5,389,425.00 or \$425 PSF**

**ASKING LEASE RATE:  
\$19,022.00 or \$1.50 PSF Gross**



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323.767.2055

**David Brandt**

Senior Vice President | LIC NO 01188251  
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**PROPERTY PHOTOS**



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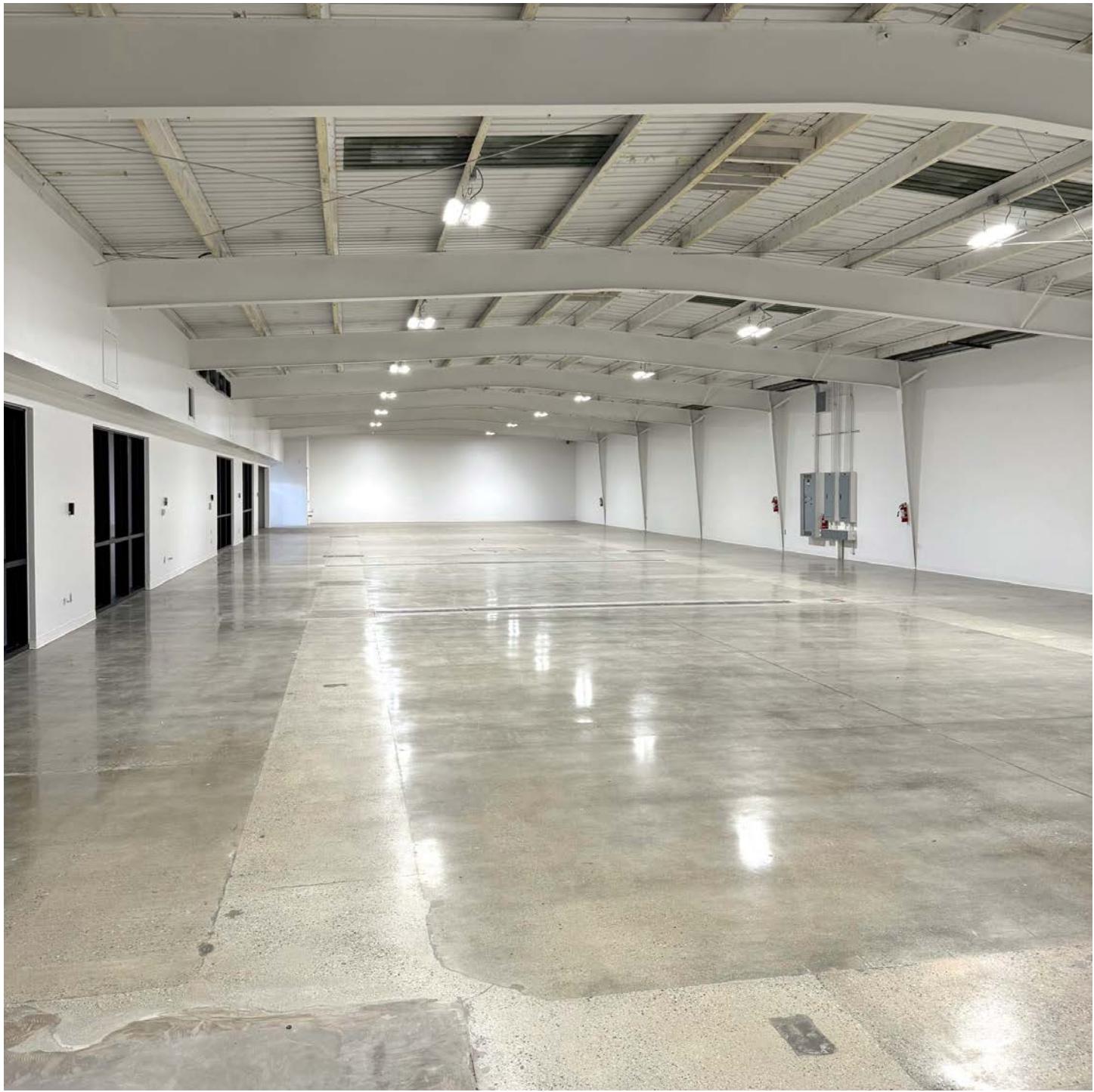
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COMMERCIAL REAL ESTATE SERVICES

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**TERRENO**



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CORP ID 01125429

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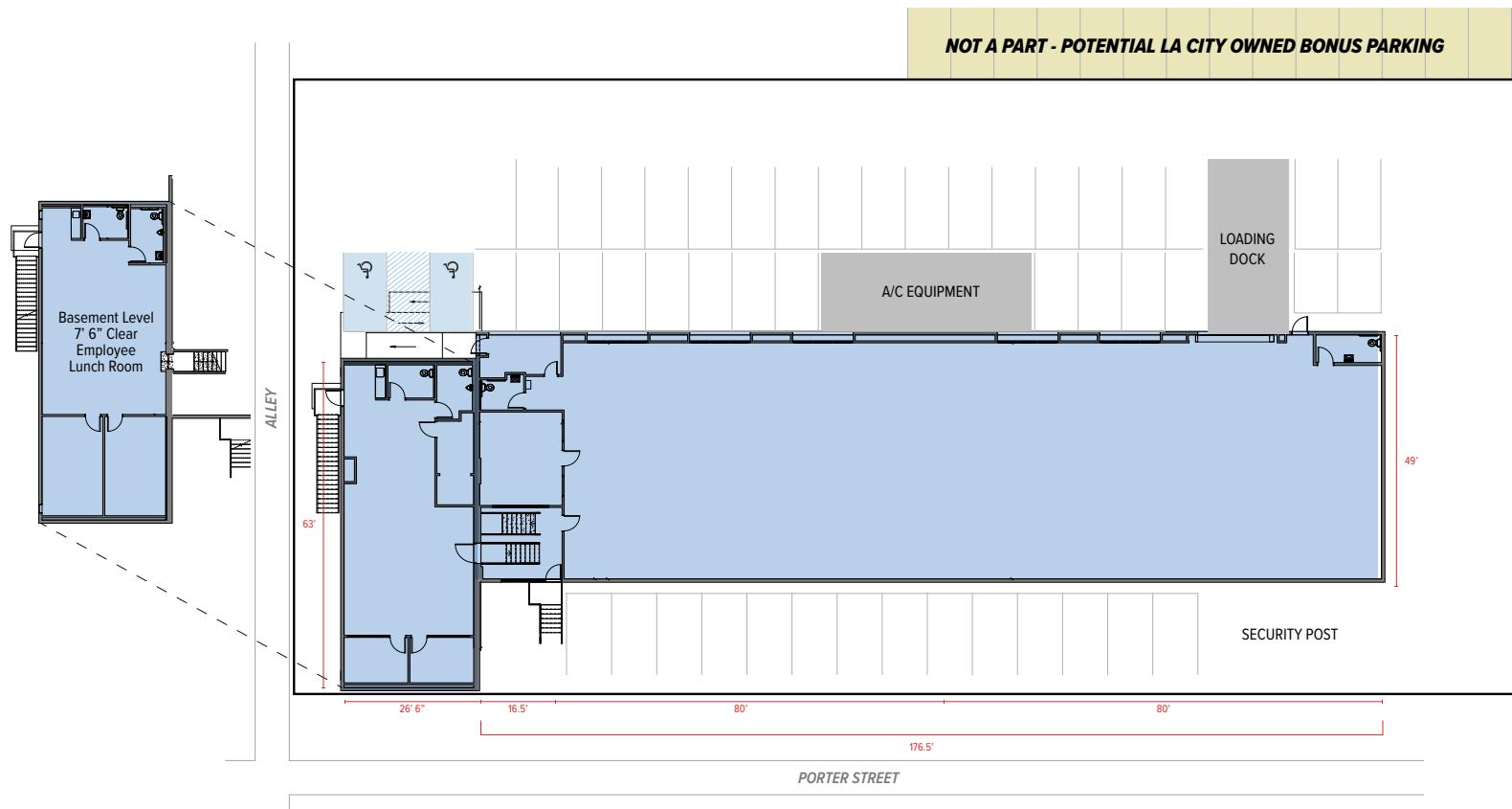
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## PROPERTY SITE PLAN



**NOTE:** Drawing not to scale. All measurements and sizes are approximate.

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# The Arts District



WURSTKÜCHE  
800 E 3<sup>rd</sup> St



URTH CAFFÈ  
451 S Hewitt St



THE ESCONDITE  
410 Boyd St



BLUE BOTTLE COFFEE  
582 Mateo St



ANGEL CITY BREWERY  
216 S Alameda St



BREAD LOUNGE  
700 S Santa Fe Ave



AMERICANO  
923 E 3<sup>rd</sup> St



BESTIA  
2121 E 7<sup>th</sup> Pl



THE FACTORY KITCHEN  
1300 Factory Pl



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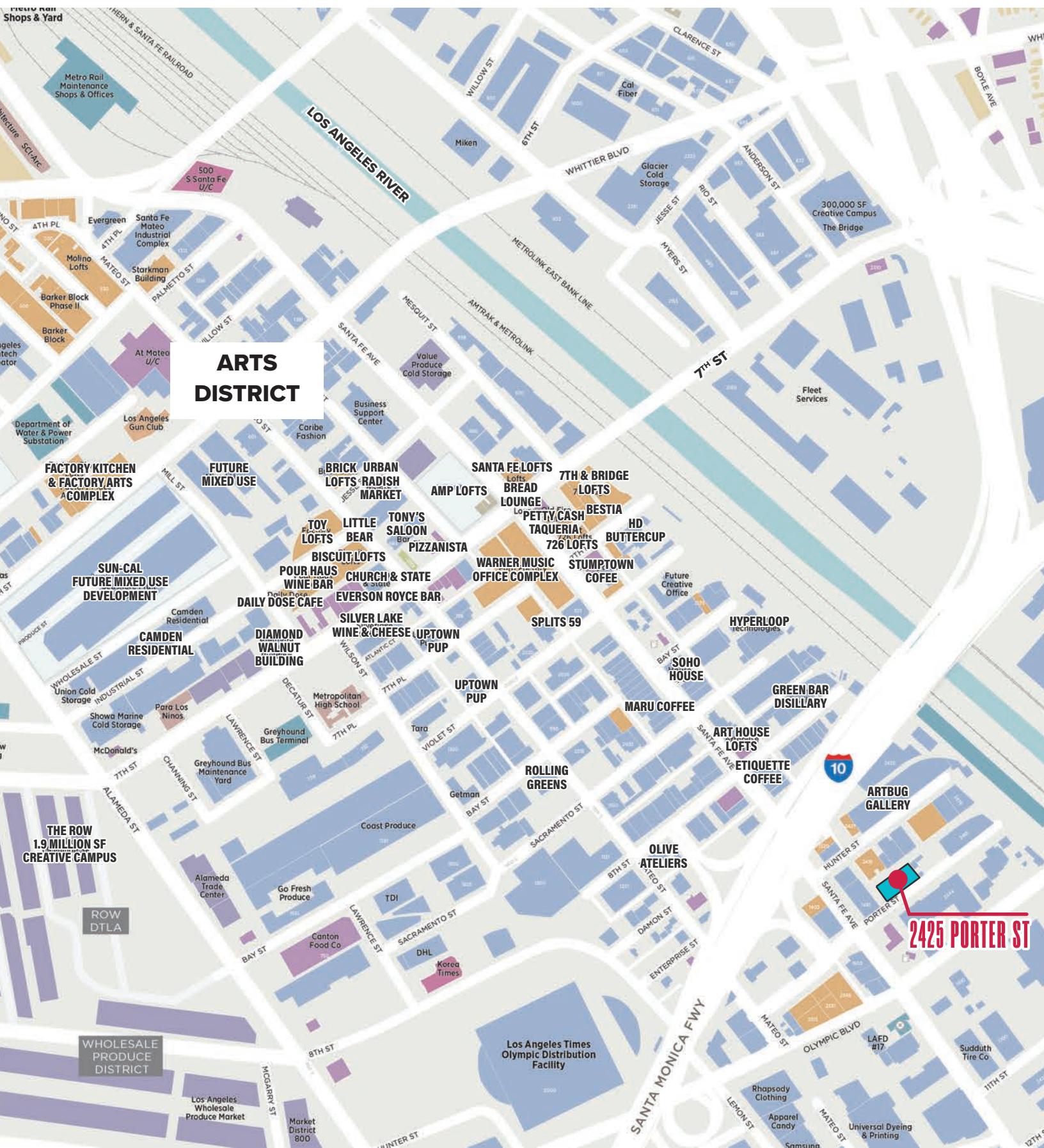
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**LOCATION MAP**

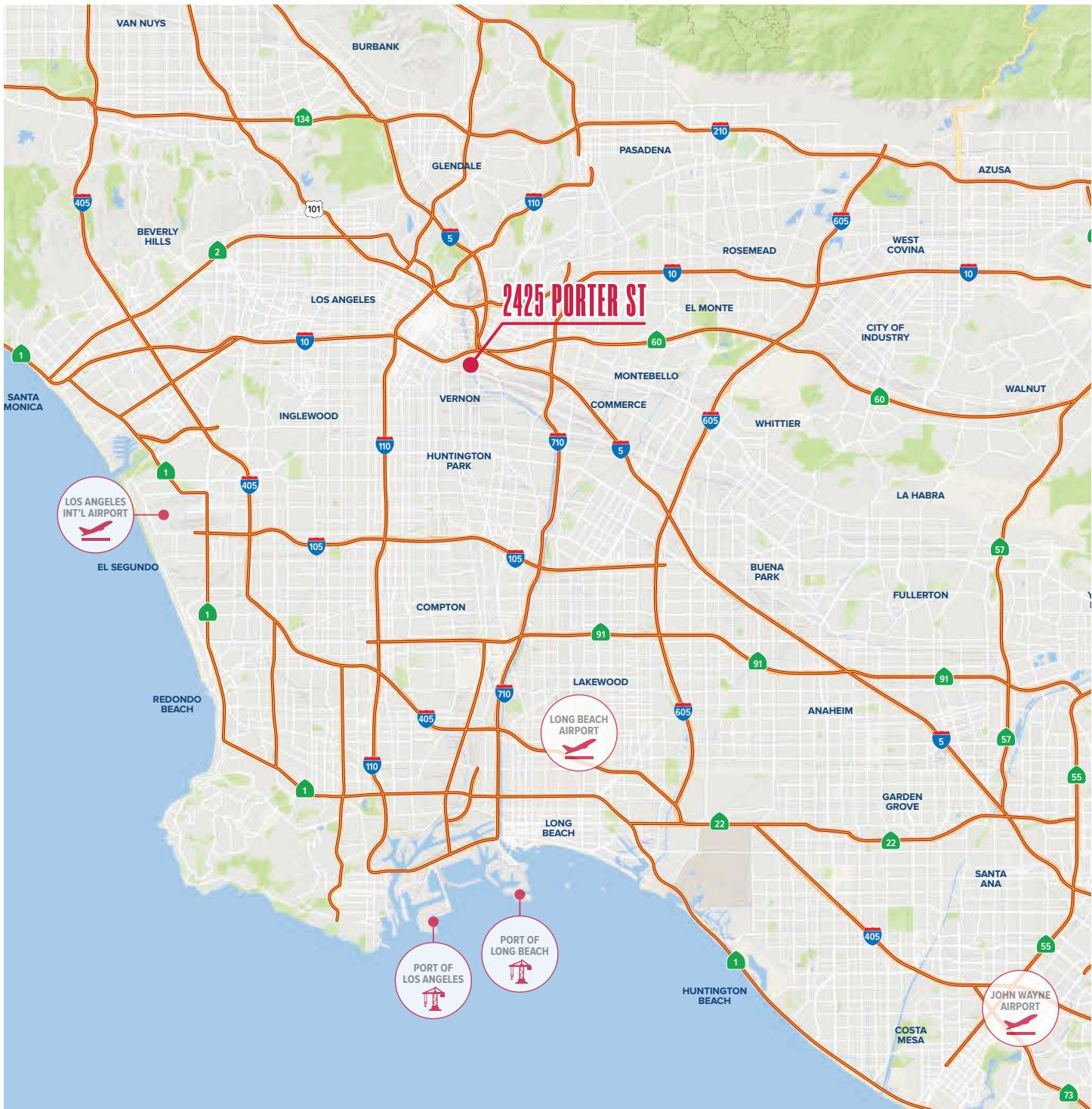


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### REGIONAL MAP



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# FOR SALE OR LEASE

**±12,681 SF INDUSTRIAL BUILDING**

2425 Porter Ave | Los Angeles, CA 90021

Not Used Transparency

## JAKE POXON

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