

# FOR SALE OR LEASE

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

SANTA FE AVE

PORTER ST

## ±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**



**Jake Poxon**

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**David Brandt**

Senior Vice President | LIC NO 01188251  
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5675 Telegraph Rd, Ste 300, Commerce, CA 90040

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CORP ID 01125429

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### **PROPERTY PHOTOS**



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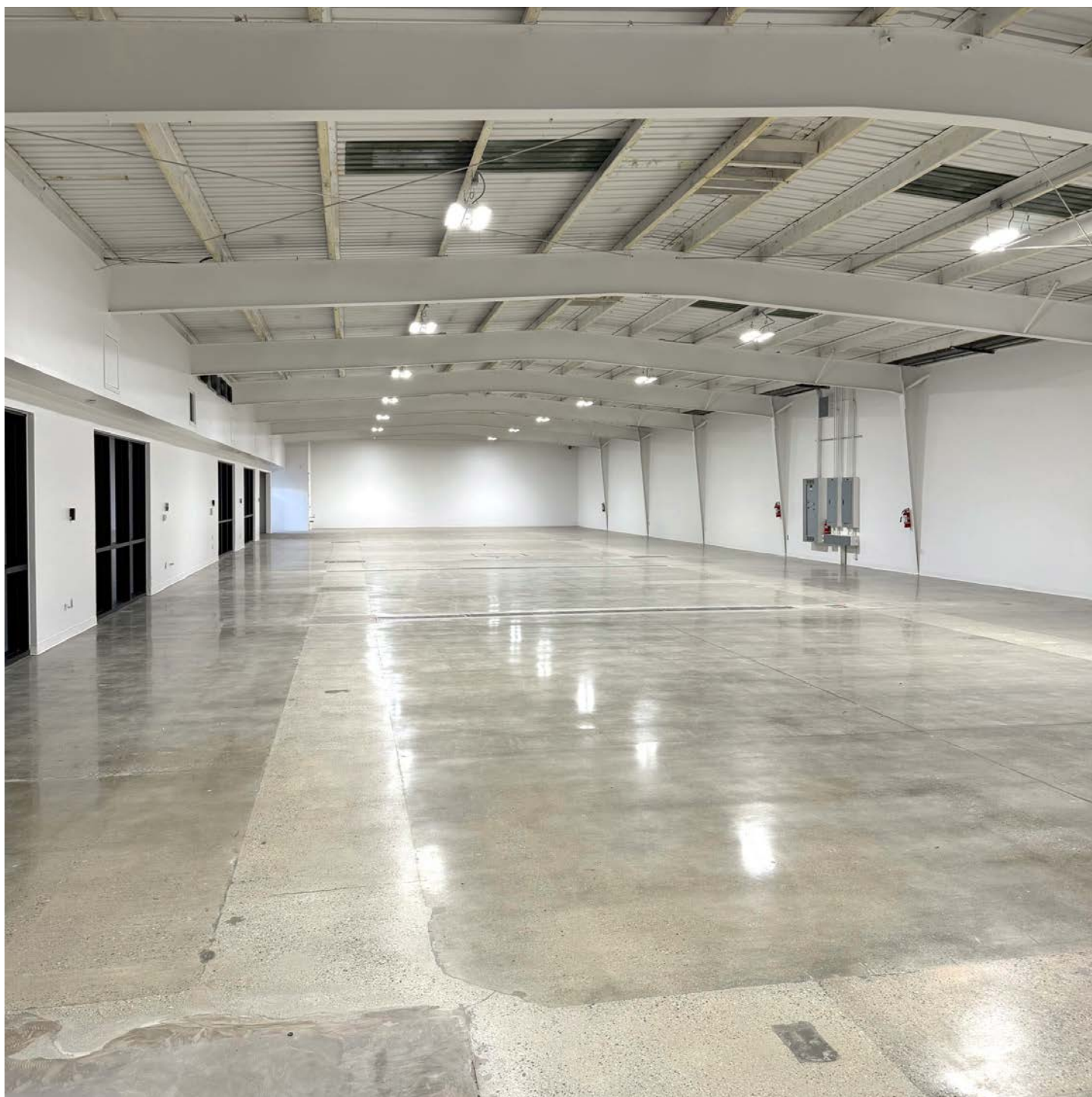
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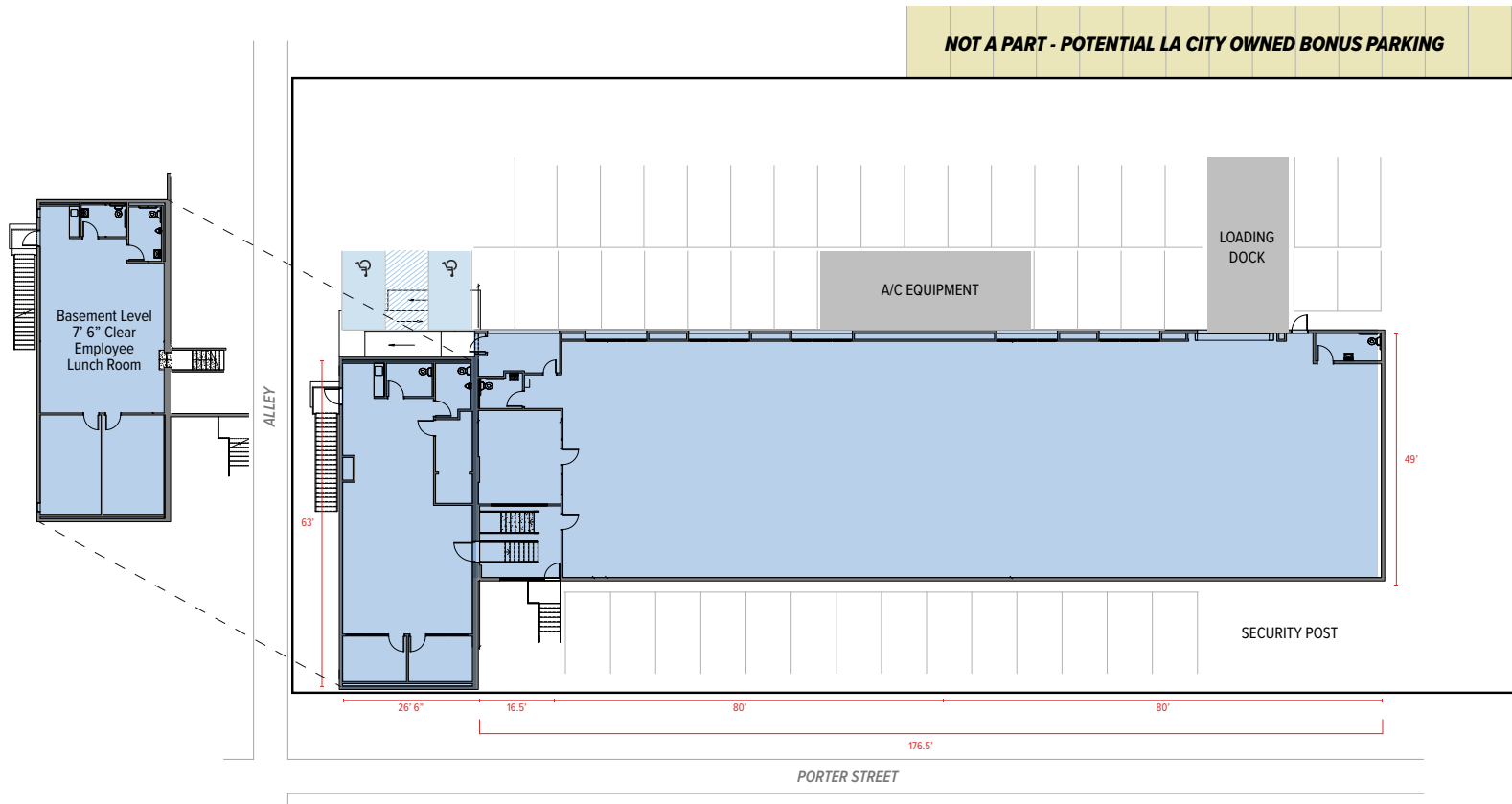


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### PROPERTY SITE PLAN



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

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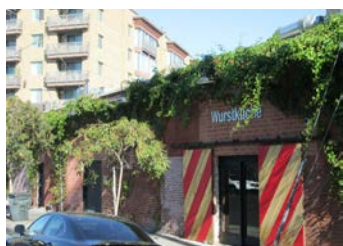


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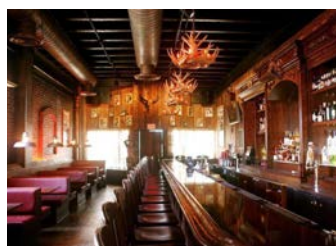
## The Arts District



WURSTKUCHE  
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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**LOCATION MAP**





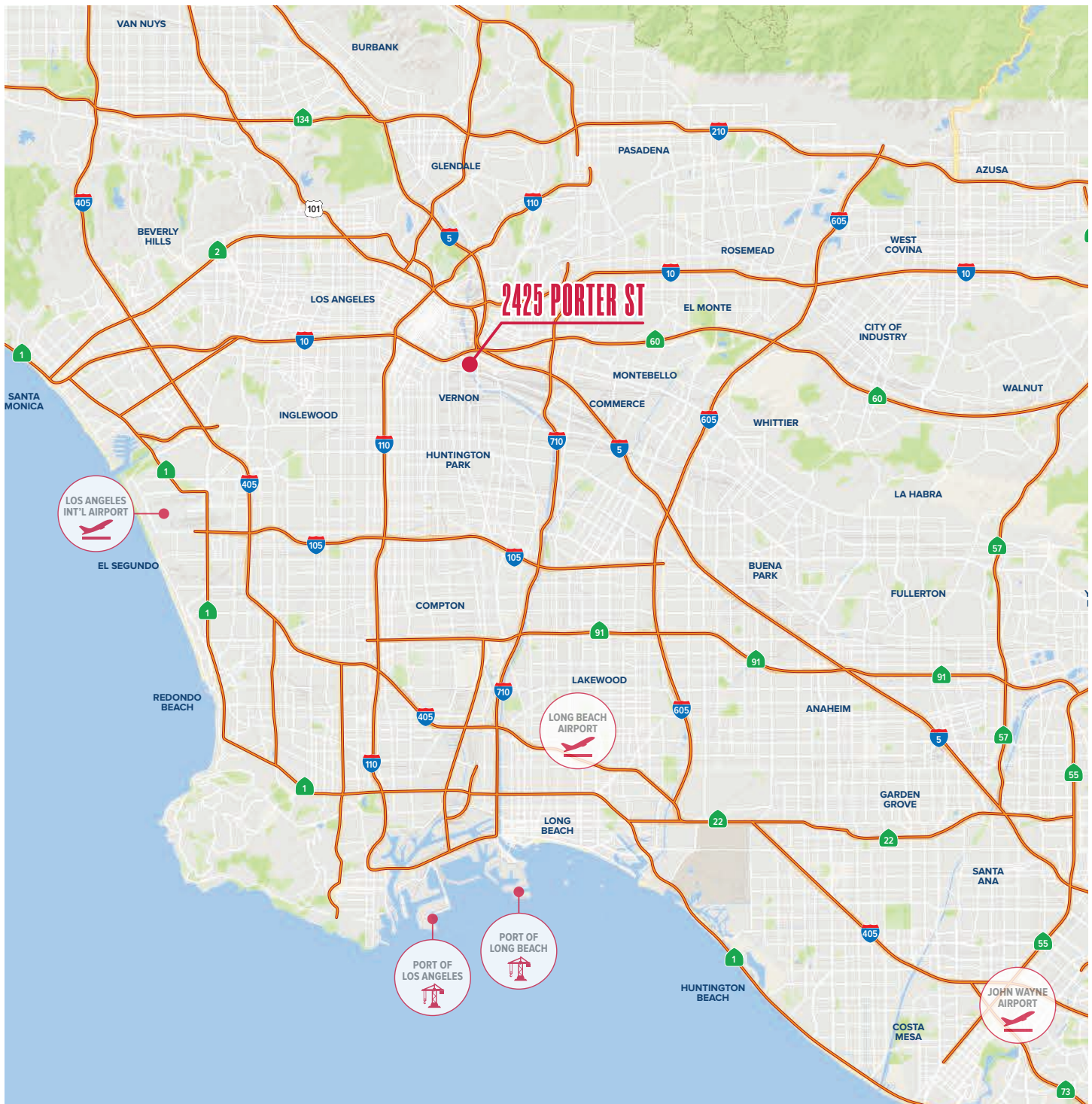
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## REGIONAL MAP



## Jake Poxon

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Not Used Transparency

**±12,681 SF** INDUSTRIAL BUILDING

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