

FOR LEASE ±10,000 SF

3053 E 11TH ST, LOS ANGELES, CA 90023



For more information, please contact:

Daniel Park

(213) 446-0396

Danielpark777@hotmail.com

DRE# 01227056

PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

Park Industrial Realty
800 McGarry St, 5th Floor
Los Angeles, CA 90021
Corporation DRE# 01983713

Executive Summary

3053 E 11th St offers a highly functional ±10,000 square foot industrial building located just east of the Downtown Los Angeles Fashion District, providing excellent access to the garment, wholesale, textile, and manufacturing hub of Central Los Angeles. The property features a desirable wood bow truss ceiling with approximately 14 feet minimum clear height and up to 21 feet maximum ceiling height, creating an open and efficient warehouse environment for a wide range of industrial operations.

The building includes approximately 750 square feet of office space, 2 restrooms, 1 ground-level loading door, 1 dock-high loading door, and 400 amps of 120/240 volt, 3-phase power. Gas service is also available, further supporting production, screen printing, garment manufacturing, textile-related uses, and other light manufacturing operations. With 5 head-in parking spaces directly in front of the property and convenient proximity to Downtown LA, Vernon, and major industrial corridors, the building provides a practical and cost-effective leasing opportunity for users seeking functional warehouse/manufacturing space in a central location.

At a lease rate of \$8,400 per month gross, or approximately \$0.84 per square foot, this property presents a strong value opportunity for tenants looking for an affordable industrial building with heavy power and excellent access to Downtown Los Angeles.

Property Details

Building SF: 10,000 SF

Office SF: 750 SF

Year Built: 1938

Clear Height: 14'

Parking: 5 head-in parking spaces on the street

Loading: 1 GL, 1 DH

Power: 400 Amps, 120-240 Volts, 3 Phase, 4 Wire

Restrooms: 2

Zoning: M2-1-CUGU

Lease Rate: \$8,400 per month (\$0.84/SF) gross

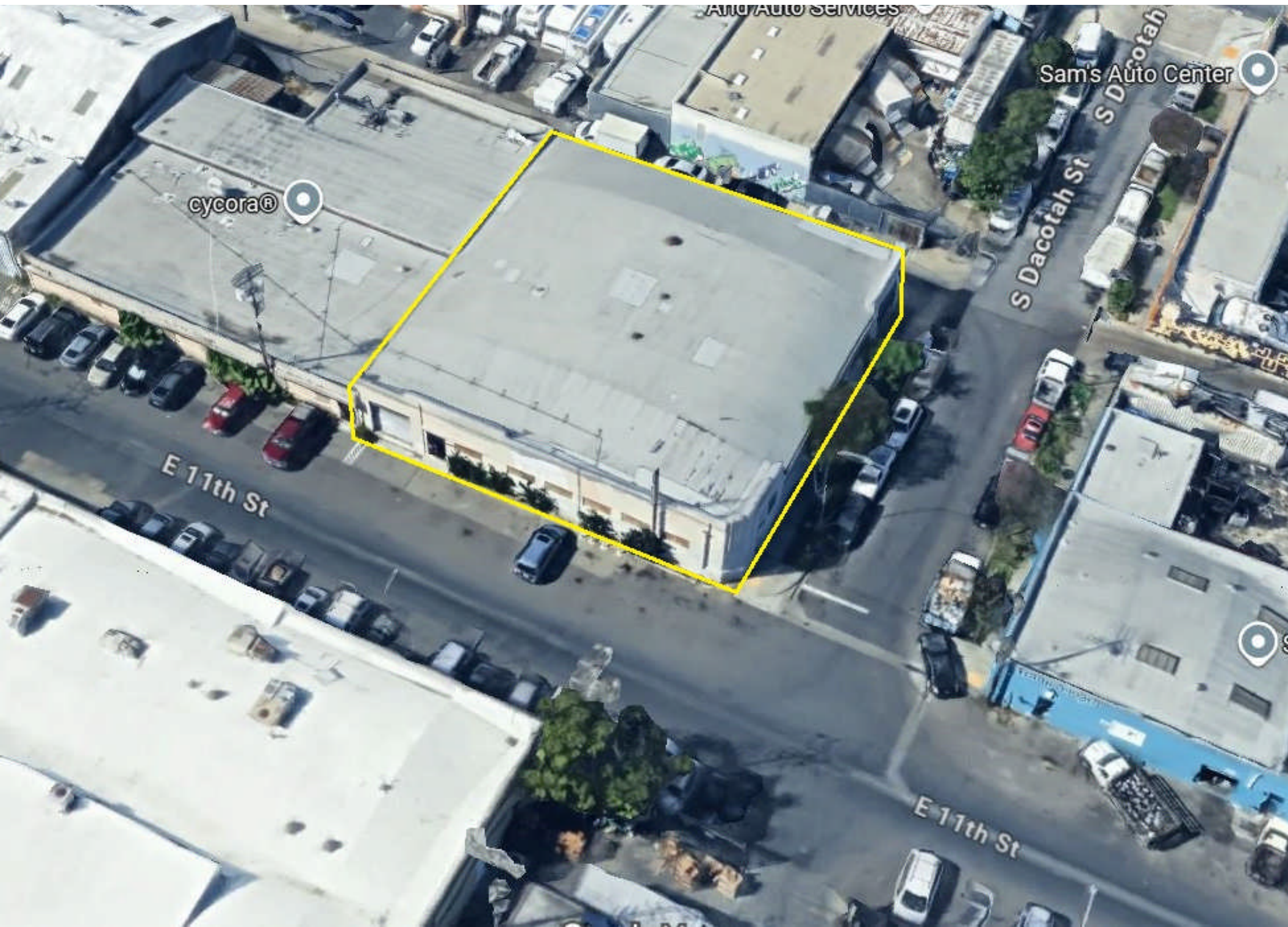
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Property Highlights

- **Industrial building just east of the Downtown LA Fashion District**, offering excellent proximity to the garment, wholesale, and manufacturing hub of Downtown Los Angeles.
- **Wood bow truss ceiling** with approximately **14' minimum clear height** and up to **21' maximum ceiling height**, providing an open and functional warehouse environment.
- **Heavy 3-phase electrical power**, suitable for machinery, production equipment, and various manufacturing uses.
- **Gas service available**, making the building well-suited for operations that require gas-powered equipment or production processes.
- **5 head-in parking spaces on the street**, providing convenient parking directly in front of the property.
- **Ideal for screen printing, garment production, textile-related uses, or other manufacturing operations** seeking a functional industrial building close to Downtown LA.

FOR LEASE | ±10,000 SF INDUSTRIAL BUILDING

3053 E 11TH ST

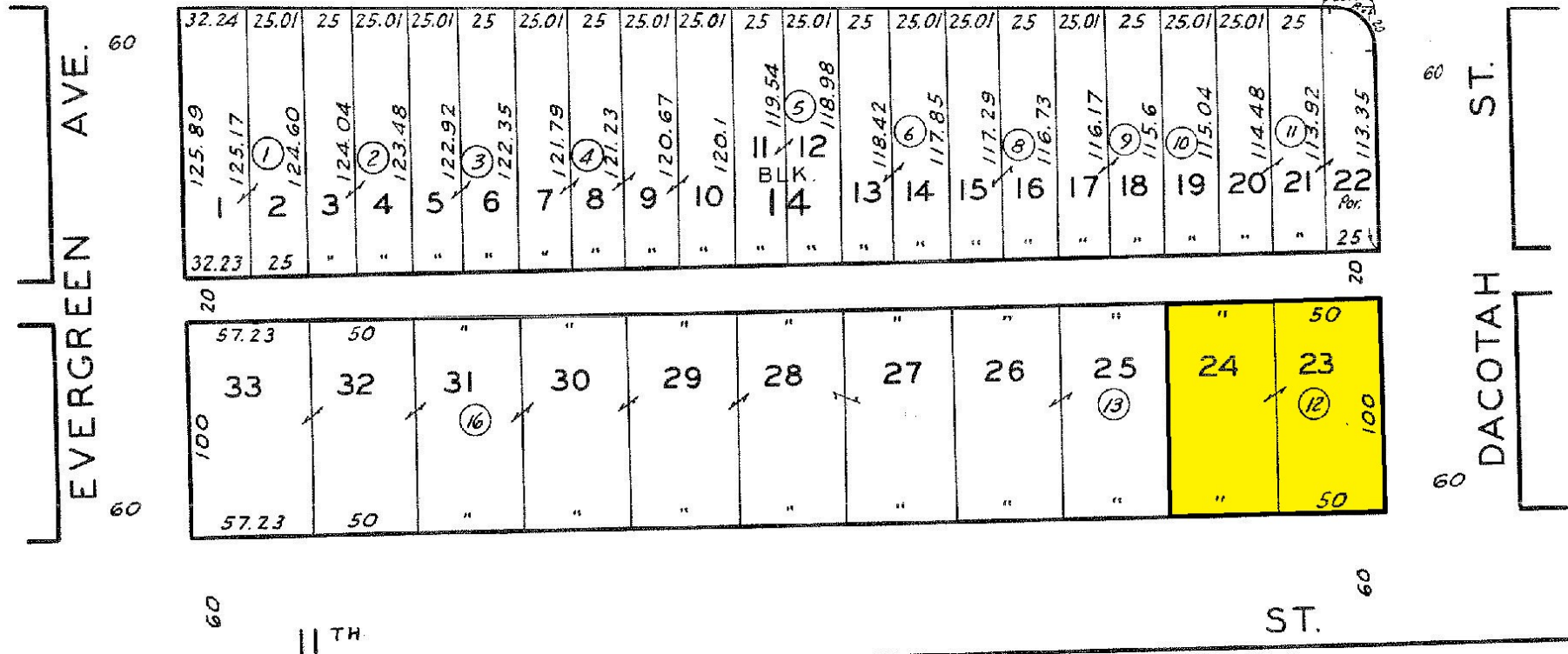


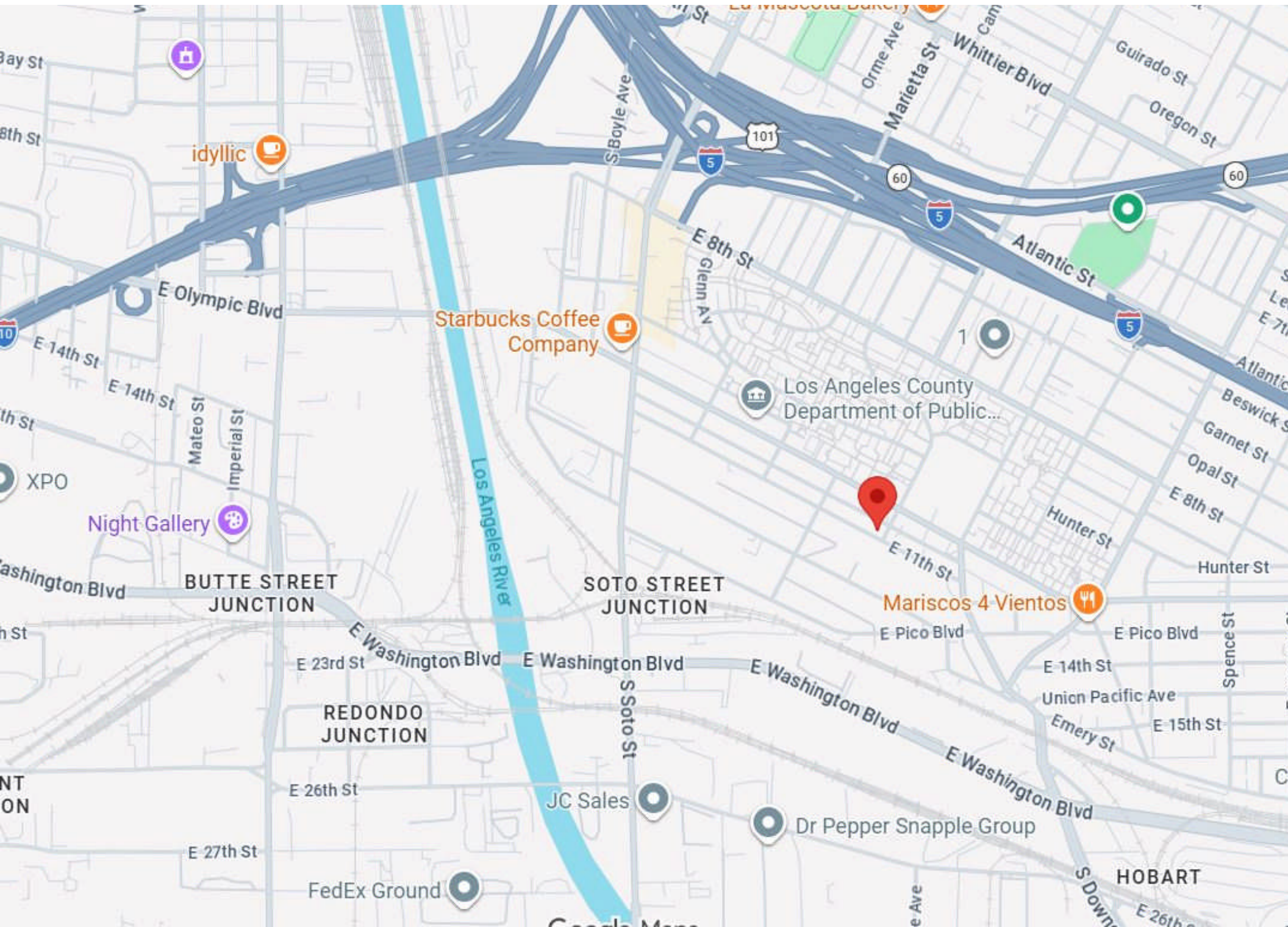
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SCALE 1" = 60'

OLYMPIC

BLVD.





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