

Available SF 7,746 SF Industrial For Sublease Building Size 7,746 SF



**Address:** 1700 E 21st St, Los Angeles, CA 90058  
**Cross Streets:** E 21st St/Long Beach Ave

Sublease Through 3/31/2026  
Excellent Downtown Facility Near I-10 Fwy Ramps  
400 Amps Single Phase & 200 Amps 3 Phase Power  
14' Truss, Warehouse Foil, Fenced Yard  
Minutes to All LA Wholesale Marts & Arts District

<b>Lease Rate/Mo:</b> \$10,457	<b>Sprinklered:</b> No	<b>Office SF / #:</b> 1,304 SF / 3
<b>Lease Rate/SF:</b> \$1.35	<b>Clear Height:</b> 14'	<b>Restrooms:</b> 2
<b>Lease Type:</b> Gross	<b>GL Doors/Dim:</b> 1	<b>Office HVAC:</b>
<b>Available SF:</b> 7,746 SF	<b>DH Doors/Dim:</b> 0	<b>Finished Ofc Mezz:</b> 546 SF
<b>Minimum SF:</b> 7,746 SF	<b>A: 400 V: 120 O: 1 W: 4</b>	<b>Include In Available:</b> Yes
<b>Prop Lot Size:</b> 0.25 Ac / 10,685 SF	<b>Construction Type:</b> Masonry	<b>Unfinished Mezz:</b> 0 SF
<b>Term:</b> 03/31/2026	<b>Const Status/Year Blt:</b> Existing / 1967	<b>Include In Available:</b> No
<b>Sale Price:</b> NFS	<b>Whse HVAC:</b>	<b>Possession:</b> 09/01/2024
<b>Sale Price/SF:</b> NFS	<b>Parking Spaces:</b> 8 / <b>Ratio:</b> 1.0:1/	<b>Vacant:</b> No
<b>Taxes:</b>	<b>Rail Service:</b> No	<b>To Show:</b> Call broker
<b>Yard:</b> Fenced	<b>Specific Use:</b> Warehouse/Office	<b>Market/Submarket:</b> CBD
<b>Zoning:</b> M2-2-CPIO		<b>APN#:</b> 5167014019,5167014020,51

**Listing Company:** Sterling Industrial Realty, Inc  
**Agents:** [Brad Harris 213-448-3313](mailto:Brad.Harris@sterlingprops.com)

**Listing #:** 40886523 **Listing Date:** 08/09/2024 **FTCF:** CB250N000S000

**Notes:** Sublessee to independently verify all information stated herein. Contact Brad Harris to show: 213-448-3313 bharris@sterlingprops.com