

Available SF 22,250 SF

Industrial For Lease

Building Size 22,250 SF



**Address:** 3818 S Broadway, Los Angeles, CA 90037  
**Cross Streets:** S Broadway/W 38th St

Outstanding Manufacturing & Warehouse Bldg  
 Easy Access to Downtown & Freeway Hub  
 Large Restrooms, Sprinklered, A/C Offices  
 Skylights & Foil, 40+ Car Fenced Parking  
 600 Amps / 3 Phase Power  
 Great Public Transportation Area

**Lease Rate/Mo:** \$20,025  
**Lease Rate/SF:** \$0.90  
**Lease Type:** Gross  
**Available SF:** 22,250 SF  
**Minimum SF:** 22,250 SF  
**Prop Lot Size:** 0.71 Ac / 31,066 SF  
**Term:** 3-5 Yrs w/ Periodic COLA's  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced/Paved  
**Zoning:** M1

**Sprinklered:** Yes  
**Clear Height:** 14'-18'  
**GL Doors/Dim:** 2 / 12'x14'  
**DH Doors/Dim:** 0  
**A: 600 V: 240 O: W:**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1957  
**Whse HVAC:** Yes  
**Parking Spaces:** 40 / **Ratio:** 1.8:1/  
**Rail Service:** No  
**Specific Use:** Light Industrial

**Office SF / #:** 2,000 SF / 7  
**Restrooms:** 5  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 800 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 11/01/2025  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** CBD  
**APN#:** 5122-039-035

**Listing Company:** Dorin Realty Company  
**Agents:** [Mark Whitman 213-627-0007](mailto:mwhitman@dorinrealty.com)

**Listing #:** 43365799 **Listing Date:** 09/15/2025 **FTCF:** CB250Y187S000/A0AA  
**Notes:** Land Dim: 50'x155' parking lot included @3834 S Broadway. Cool: Evap. Construction: Block. All details above must be verified. Space heaters.



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