

CLOSE TO ARTS DISTRICT & GARMENT DISTRICT



FOR LEASE

±14,700 SF CREATIVE CLEAN WAREHOUSE (FORMER HIGH-END GARMENT USE)

1349 CHANNING ST
LOS ANGELES | CA 90021

FOR MORE INFORMATION, PLEASE CONTACT US:

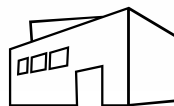
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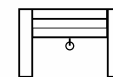
PROPERTY HIGHLIGHTS



±14,700 SF
AVAILABLE



EXCELLENT
FREEWAY ACCESS;
NEAR THE 10
FREEWAY ON/OFF
RAMPS



FOUR (4) GROUND
LEVEL LOADING
DOORS

±14,700 INDUSTRIAL WAREHOUSE

FOR LEASE

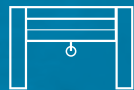
1349 CHANNING ST.
LOS ANGELES, CA

PROPERTY FEATURES:

- Creative Clean Warehouse (Former high-end garment use)
- ±14,700 SF building (minimum/available: 14,700 SF)
- Lease Rate: \$1.35 PSF Gross (\$19,845/mo)
- Term: 3–5 Years
- Clear Height: 14'–25' (exposed brick + excellent natural light)
- Loading: Four (4) ground level loading doors
- HVAC: Air-conditioned warehouse & offices (partial HVAC in warehouse)
- Office Buildout: ±1,500 SF
- Restrooms: 3
- Power: 600A, 120/240V, 3-wire
- Construction: Masonry | Year Built: 1934 Renovated 2025
- Lot Size: 0.34 AC (15,028 SF)
- Zoning: M3
- Parking: 5 spaces
- Freeway Access: Excellent access near 10 Fwy on/off ramps; close to Arts District & Garment District



±14,700 SF
Industrial



Four (4) Ground
Level Loading
Doors



14'-25'
Clear Height



M3 Zoning

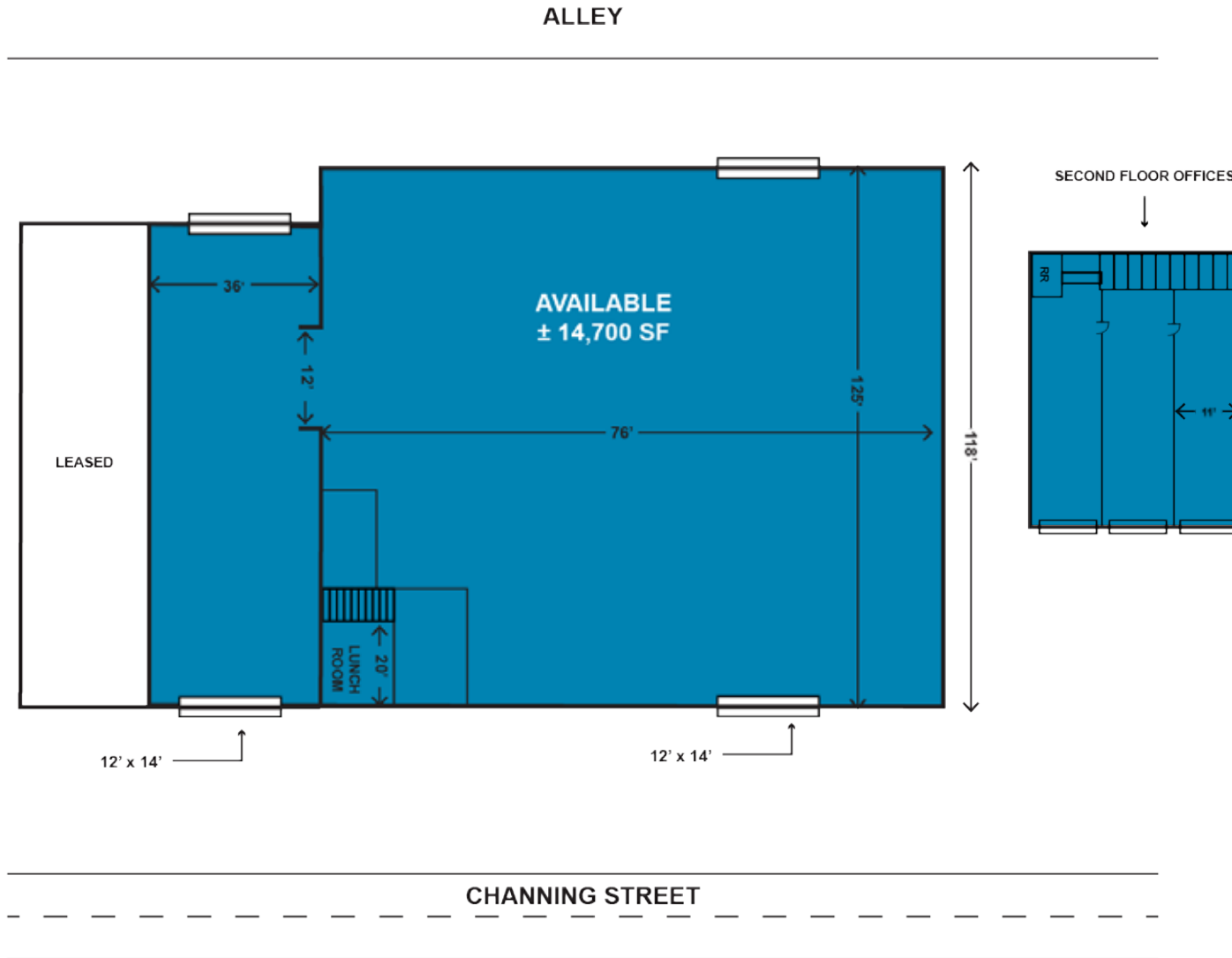


Near the 10 Freeway
On/Off Ramps

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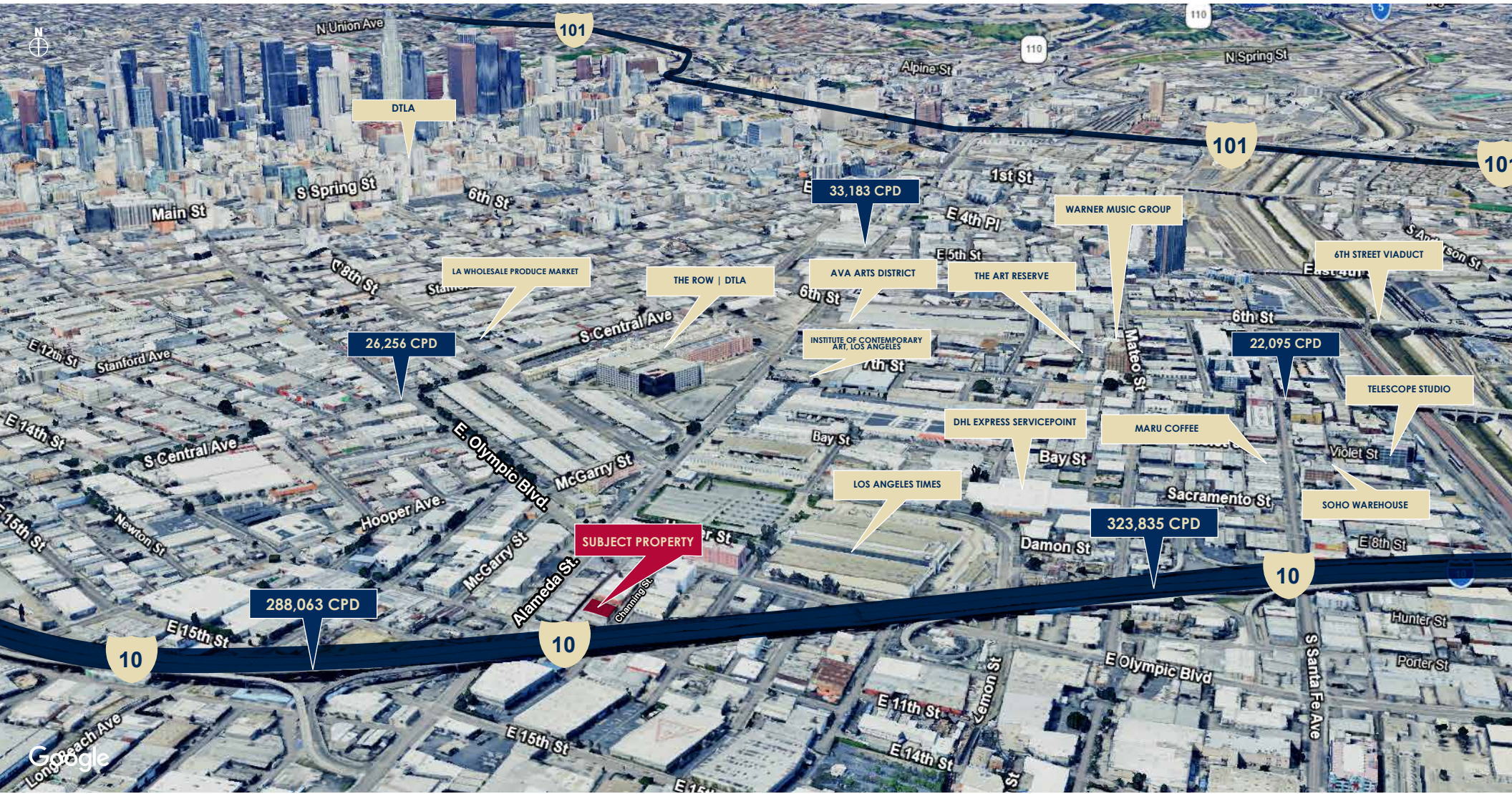
DAUM
COMMERCIAL REAL ESTATE SERVICES



±14,700 INDUSTRIAL WAREHOUSE
FOR LEASE

1349 CHANNING ST.
LOS ANGELES, CA

AMENITIES MAP



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