



# FOR LEASE

±42,683 SQUARE FEET LA M3 LAND

3447 E. 15TH STREET  
LOS ANGELES | CA

FOR MORE INFORMATION, PLEASE CONTACT US:

**DAVID MUIR**  
P: 213.270.2244  
dmuir@daumcre.com  
CA Lic # 01210653

**BRYAN ABAYAN**  
P: 310.883.8476  
babayan@daumcre.com  
CA Lic # 02005294

## PROPERTY HIGHLIGHTS



±42,683 SF  
(±0.98 AC)  
LAND SIZE



MINUTES TO  
DOWNTOWN LA, VERNON  
& ARTS DISTRICT



CROSS STREETS:  
UNION PACIFIC AVE &  
VELASCO AVE

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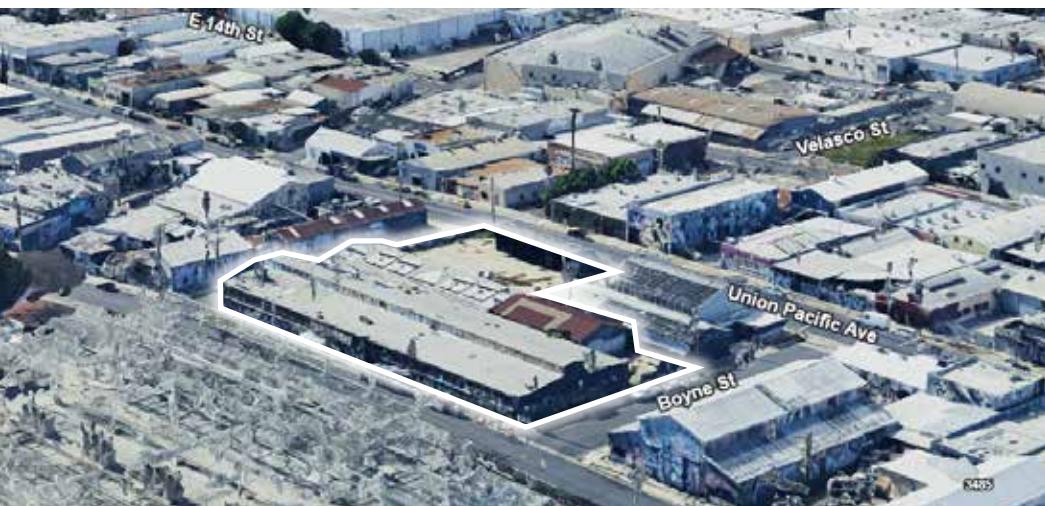
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## PROPERTY FEATURES:

- Site/Land Area: ±42,683 SF ( $\pm 0.98$  AC)
- Rate: \$20,915/Month ( $\approx \$0.49/\text{Land SF/Month}$ ) NNN
- Bonus Stand-alone Building on Site ( $\pm 27,772$  SF)
- 3-5 Year Term
- City of Los Angeles M3 (Heavy Industrial) Zoning
- Fenced, Secure Concrete Yard ( $\pm 42,683$  SF |  $\pm 0.98$  AC)
- Easy access to I-10, I-5, CA-60, I-110, I-710, US-101
- Minutes to Downtown LA, Vernon & Arts District
- Cross Streets: Union Pacific Ave & Velasco Ave
- APN: 5192-011-009



**City of Los Angeles M3 (Heavy Industrial) Zoning**



**Minutes to Downtown LA, Vernon & Arts District**



**±42,683 SF ( $\pm 0.98$  AC) Land Size**



**Rate: \$20,915/Month ( $\approx \$0.49/\text{Land SF/Month}$ ) NNN**



**Easy access to I-10, I-5, CA-60, I-110, I-710, US-101**

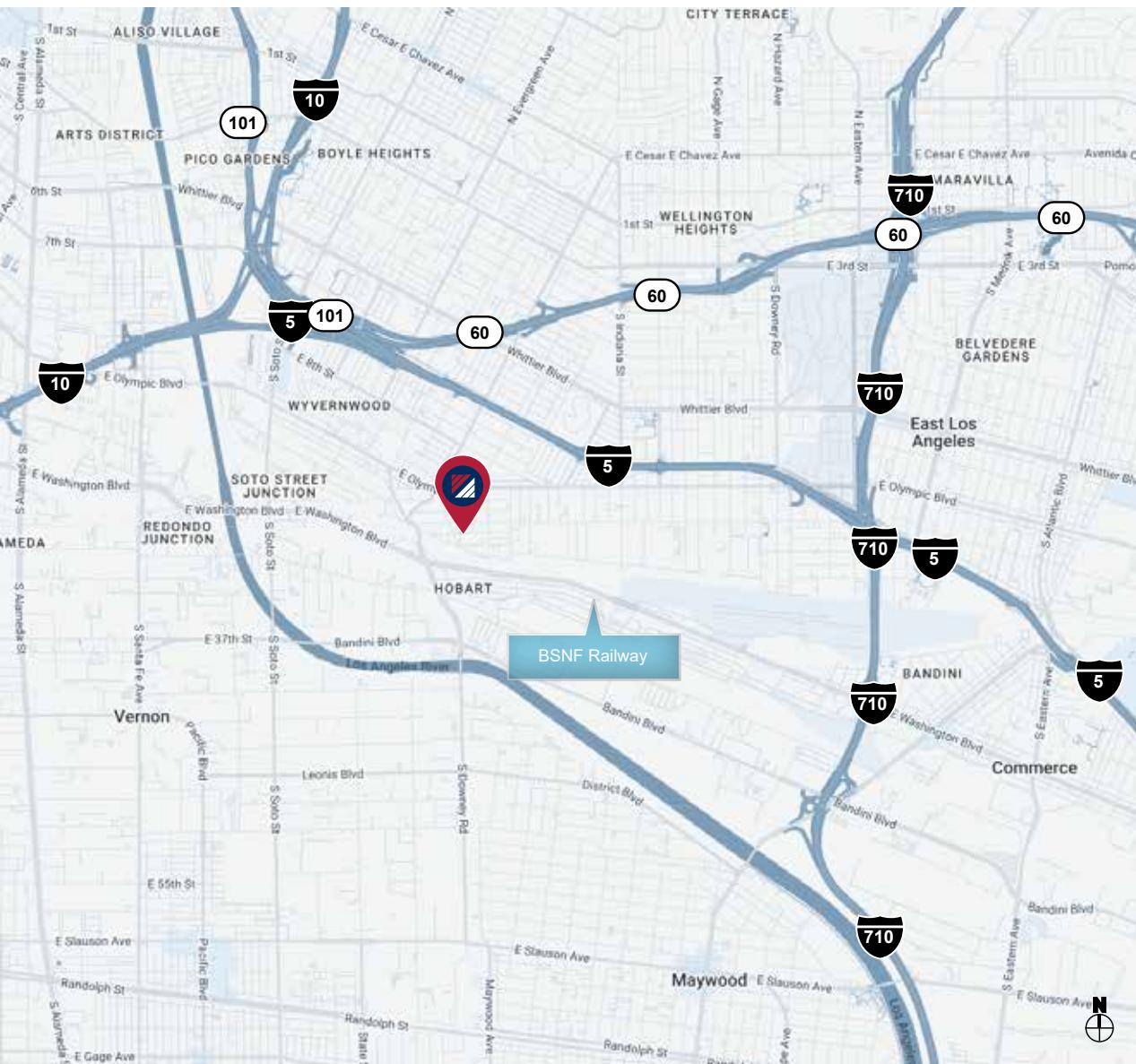
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## LOCATION MAP



- Washington Station  
7 Min. | 2.5 Miles
- Union Station Commuter Rail  
7 Min. | 2.6 Miles
- Cal State LA Commuter Rail  
9 Min. | 6.4 Miles



- Bob Hope Airport  
26 Min. | 18.1 Miles
- Los Angeles International Airport  
23 Min. | 14.2 Miles
- Long Beach-Daugherty Field Airport  
27 Min. | 22.1 Miles

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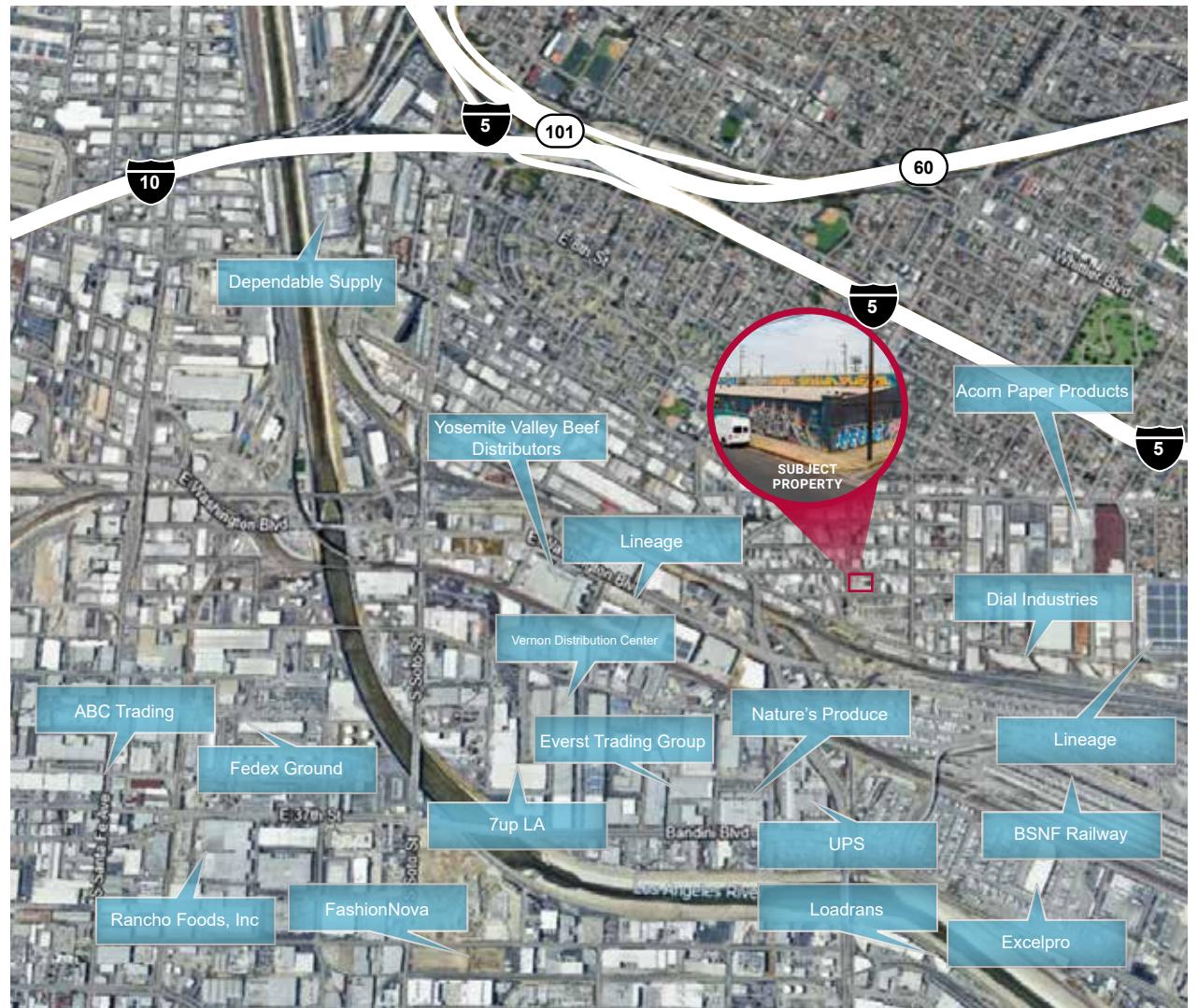
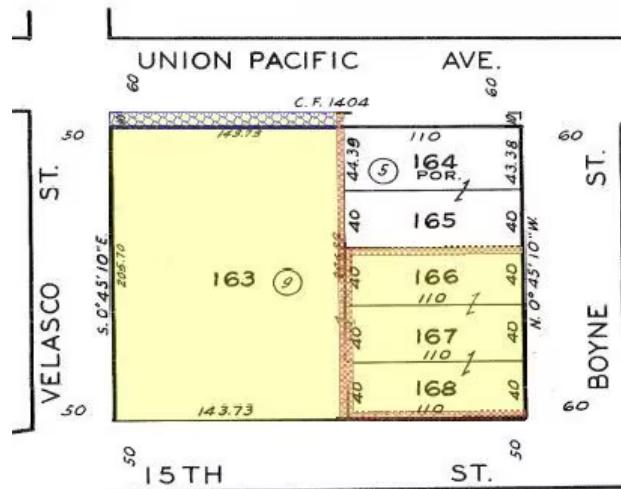
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## AMENITIES MAP



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