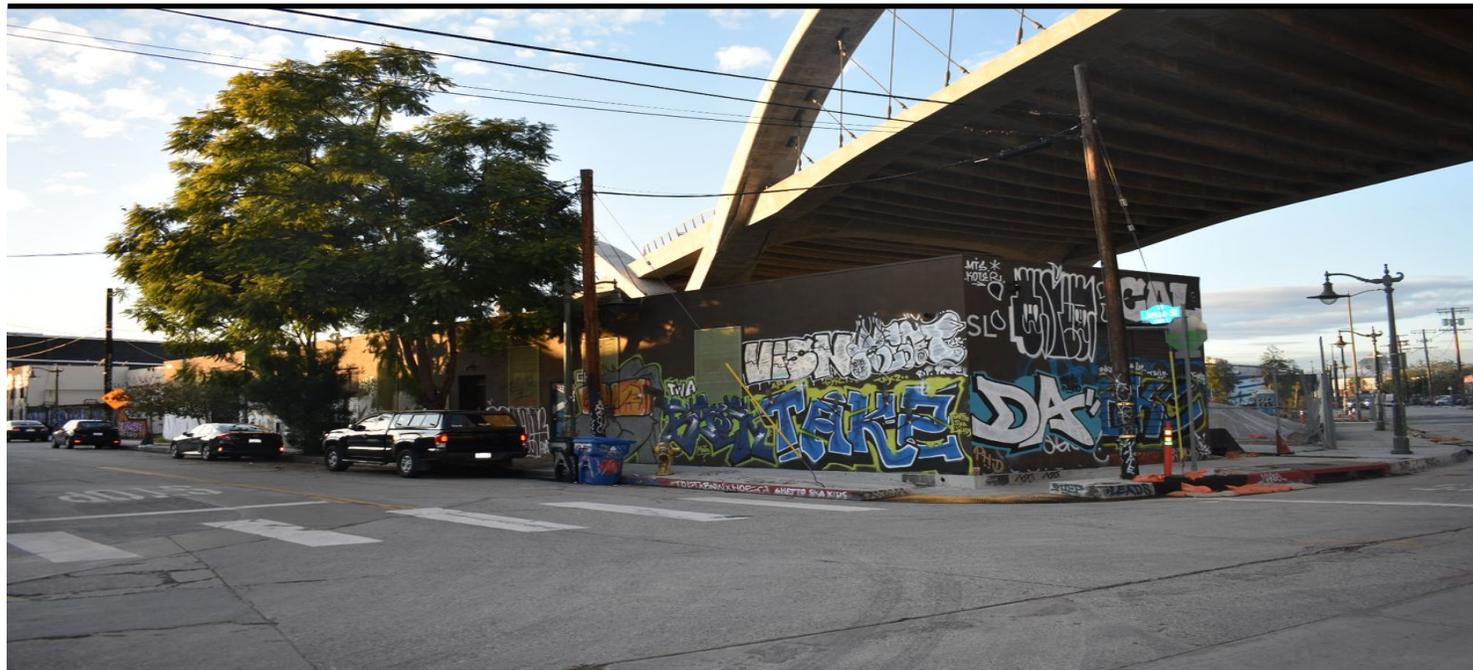


Available SF 5,000 SF

Industrial For Sale

Building Size 5,000 SF



Address: 2315-2325 Jesse St, Los Angeles, CA 90023

Cross Streets: S Clarence St/Jesse St

Small 3 Unit Industrial/Creative Bldg Just Outside the Arts District
 Scenic Location Immediately Adjacent to Sixth Street PARC and
 One Block East of New East End Studios – Mission Campus
 \$6,200/Mo. Gross From Tenants in Two Leased Units - 5 CAP Performa
 1,700 SF Unit Vacant for Owner/User
 All Units Fully Heated & Air Conditioned, and Very Clean w/Private Entries

Sale Price: \$1,440,000.00
Sale Price/SF: \$288.00
Available SF: 5,000 SF
Prop Lot Size: 0.12 Ac / 5,140 SF
Taxes:
Yard: No
Zoning: M2

Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 3
DH Doors/Dim: 0
A: 300 V: 240 O: 1 W: 2
Construction Type: Framed
Const Status/Year Blt: Existing / 1945

Whse HVAC: Yes
Parking Spaces: 0 / Ratio:
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 500 SF / 2
Restrooms: 4
Office HVAC: AC Only
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: No
To Show: Call broker
Market/Submarket: CBD
APN#: 5171-017-017

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

Listing #: 44149931 **Listing Date:** 01/13/2026 **FTCF:** CB000N000S250

Notes: Three 100 Amp electrical services - must verify. Two units with showers. Two units with gas meters. Great natural light. All details must be verified.



Mark Whitman
 mwhitman@dorinrealty.com
 213-627-0007