



**2651 E 12TH ST &
2650 E OLYMPIC BLVD**
LOS ANGELES | CALIFORNIA 90023

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

17 INDUSTRIAL UNITS LEASED MORE UNITS COMING SOON!



PROPERTY HIGHLIGHTS

- Competitively Priced (Call Broker with your Requirement)
- Small Units Ranging from ±1,119 SF to ±11,172 SF - Can be Combined for Larger SF
- Dock High Loading with Direct Access to Freight Elevators
- Potential for eCommerce, Distribution, Drop Storage, Assembly, Packaging and Production (Subject to City Approval)
- Central Downtown LA Location with Quick Access to the 5, 10, 110, 60, 101 & 710 Freeways
- Minutes to Vernon and Commerce Sub-Markets
- Larger Industrial Units are also Available (Call Broker with Your Requirement)

NEWLY BUILT OUT MULTI-TENANT INDUSTRIAL UNITS IN DOWNTOWN LOS ANGELES



ARMEN KAZARYAN MRED
Principal | LIC NO 01291719
323.767.2041
akazaryan@lee-associates.com

RON S. YOUNG
Principal | LIC NO 01009947
323.767.2106
rsyoung@lee-associates.com

MIKE D. SMITH
Principal | LIC NO 00978736
323.767.2109
mdsmith@lee-associates.com

Lee & Associates | Los Angeles Central
CORP ID 01125429
5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040
LEE-ASSOCIATES.COM

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Tenants should consult with their independent advisors to determine if the property is suitable for their needs.



**2651 E 12TH ST &
2650 E OLYMPIC BLVD**
LOS ANGELES | CALIFORNIA 90023



AVAILABLE UNIT SUMMARY

FLOOR/SUITE	APPROXIMATE SF AVAILABLE*	RATE PSF
516	±1,119 SF	TBD
502	±4,715 SF	TBD
503	±4,922 SF	TBD
501	±5,159 SF	TBD
510	±5,400 SF	TBD
509A	±6,836 SF	TBD

COMING SOON

FLOOR/SUITE	APPROXIMATE SF AVAILABLE*	RATE PSF
616	±1,119 SF	TBD
611	±2,247 SF	TBD
617	±5,167 SF	TBD
621	±5,229 SF	TBD
613	±5,707 SF	TBD
612	±6,193 SF	TBD
614	±6,340 SF	TBD
622	±6,558 SF	TBD
615	±6,796 SF	TBD
619	±8,885 SF	TBD
618	±8,890 SF	TBD
620	±11,172 SF	TBD

NOTE: All measurements and sizes are approximate. Tenant should independently verify with a licensed architect and the City of Los Angeles the permitted square footage prior to lease execution. Owner currently working on the elevators. Not all elevators are currently operating

ARMEN KAZARYAN MRED
Principal | LIC NO 01291719
323.767.2041
akazaryan@lee-associates.com

RON S. YOUNG
Principal | LIC NO 01009947
323.767.2106
rsyoung@lee-associates.com

MIKE D. SMITH
Principal | LIC NO 00978736
323.767.2109
mdsmith@lee-associates.com

Lee & Associates | Los Angeles Central
CORP ID 01125429
5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040
LEE-ASSOCIATES.COM

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Tenants should consult with their independent advisors to determine if the property is suitable for their needs.