Available SF	9,700 SF	**Industrial For Lease**	**Building Size**	9,700 SF

Address:	654 S Anderson St, Los Angeles, CA 90023
Cross Streets:	S Anderson St/Whittier Blvd

Fantastic Corner Building
Immediately Adjacent to the Arts District
Wood Bow Truss Ceiling - Clear Span
Secure Fenced Car Parking For 4 Cars
Sprinklered - 800 Amps, 240 Volt, 3 Phase Power Well Distributed

Lease Rate/Mo:	$10,961	**Sprinklered:**	Yes	**Office SF / #:**	1,870 SF / 4
Lease Rate/SF:	$1.13	**Clear Height:**	12'-20'	**Restrooms:**	2
Lease Type:	Gross	**GL Doors/Dim:**	1 / 8'x8'	**Office HVAC:**	None
Available SF:	9,700 SF	**DH Doors/Dim:**	5 / (2) 17.5'x10' ; (1) 8'x8'	**Finished Ofc Mezz:**	800 SF
Minimum SF:	9,700 SF	**A:** 800 **V:** 240/240 **O:** 3 **W:** 4		**Include In Available:**	Yes
Prop Lot Size:	0.24 Ac / 10,454 SF	**Construction Type:**		**Unfinished Mezz:**	0 SF
Term:	3-5 years w/periodic COLA's	**Const Status/Year Blt:**	Existing / 1951	**Include In Available:**	No
Sale Price:	NFS			**Possession:**	Now
Sale Price/SF:	NFS	**Whse HVAC:**	No	**Vacant:**	Yes
Taxes:		**Parking Spaces:** 4	**/ Ratio:** 0.4:1/	**To Show:**	Call broker
Yard:	Fenced/Paved	**Rail Service:**	No	**Market/Submarket:**	CBD
Zoning:	M2-1-RIO-CUGU	**Specific Use:**	Warehouse/Office	**APN#:**	5171017007

Listing Company:	Dorin Realty Company
Agents:	Mark Whitman 213-627-0007

Listing #:	40999445	**Listing Date:**	08/30/2024	**FTCF:**	CB250N000S000

Notes: All details must be verified. Special features: free standing building and freeway frontage. 2nd panel: 1 phase.
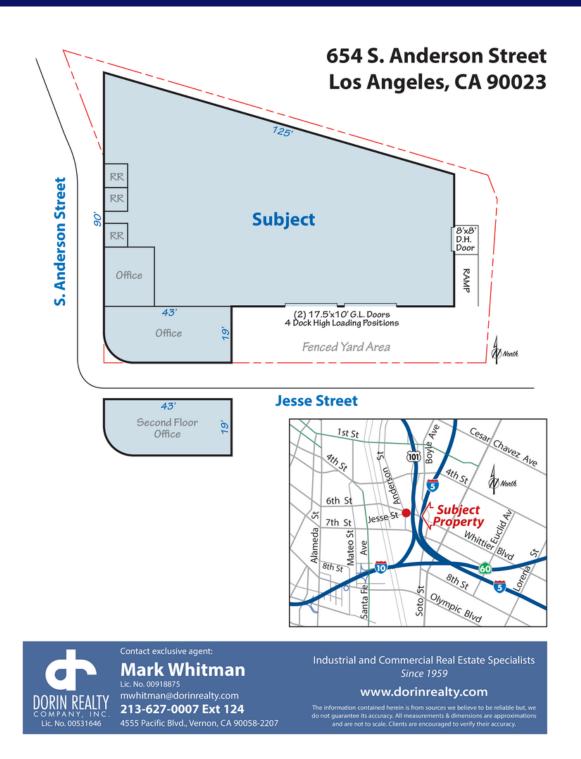
Mark Whitman
mwhitman@dorinrealty.com
213-627-0007

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12/2/2024

654 S. Anderson Street
Los Angeles, CA 90023

S. Anderson Street

125'

90'

RR
RR
RR

Subject

Office

43'

Office

19'

8'x8' D.H. Door

RAMP

(2) 17.5'x10' G.L. Doors
4 Dock High Loading Positions

Fenced Yard Area

North

Jesse Street

43'

Second Floor Office

19'

Subject Property

Contact exclusive agent:

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Since 1959

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The information contained herein is from sources we believe to be reliable but, we do not guarantee its accuracy. All measurements & dimensions are approximations and are not to scale. Clients are encouraged to verify their accuracy.

Mark Whitman
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12/2/2024