

INDUSTRIAL SPACE *FOR LEASE*

1520 SPENCE ST | LOS ANGELES, CA 90023



Just Remodeled/
Move-In Condition

Freestanding, Masonry Building

Large Fenced Yard & Parking
for 11 Cars

Additional Fenced Truck
Parking/Yard

800 Amp/3 Phase Power

Owner will Consider
Legal Cannabis Users

M-3 Zone

Near Downtown LA

Super-Fast Access to 5, 10,
101, & 60 Freeways

Call for Broker Bonus

BILL JOSEPH

323.420.4282

bill.joseph@kidder.com

LIC N° 00702183

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

\$1.05/SF

GROSS - NO CAM FEE!

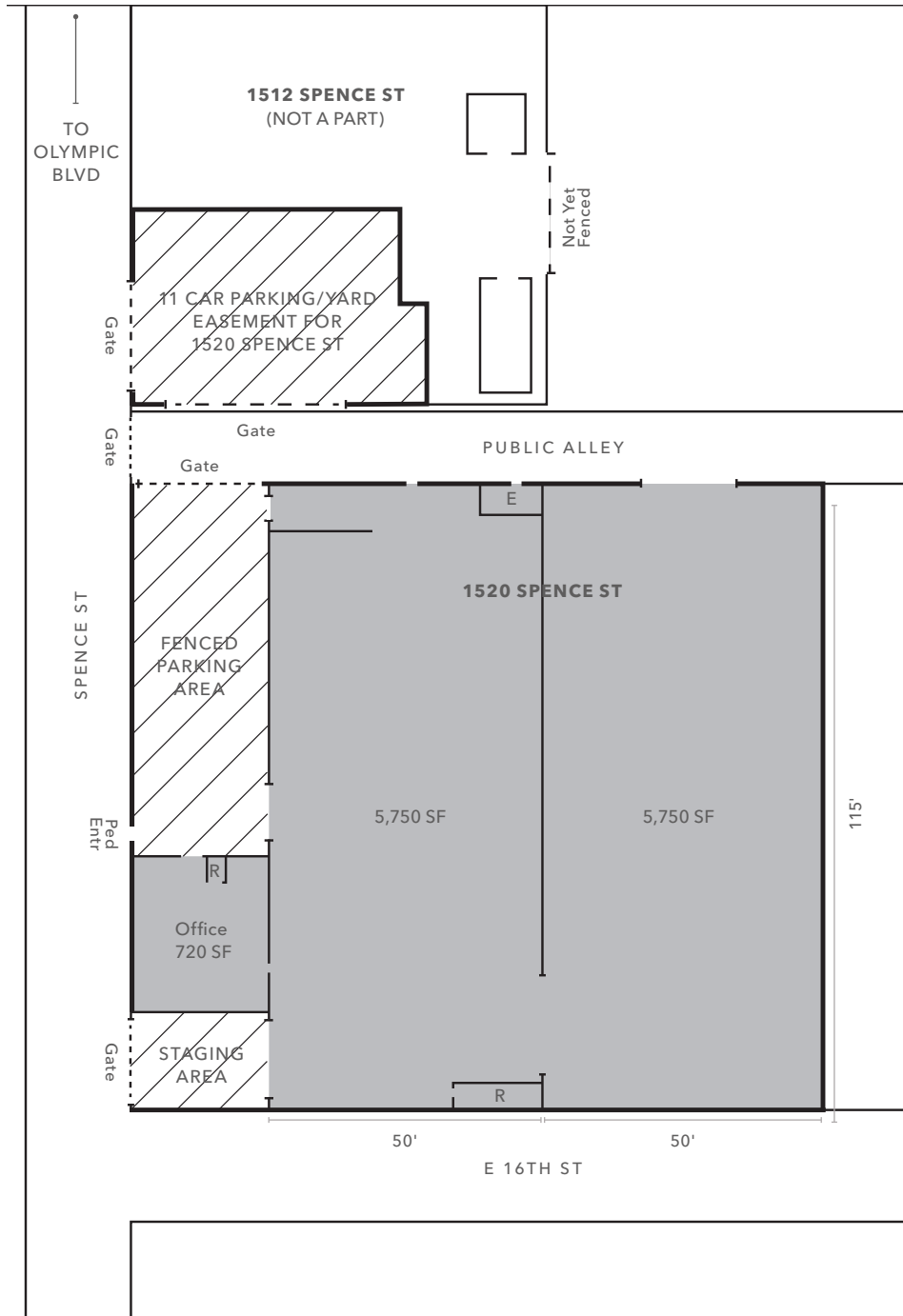
16'-18'

CLEAR HEIGHT

12,220

AVAILABLE SF

**km Kidder
Mathews**



12,220 SF

AVAILABLE

\$1.05/SF

GROSS - NO CAM FEE!

NOW

AVAILABLE

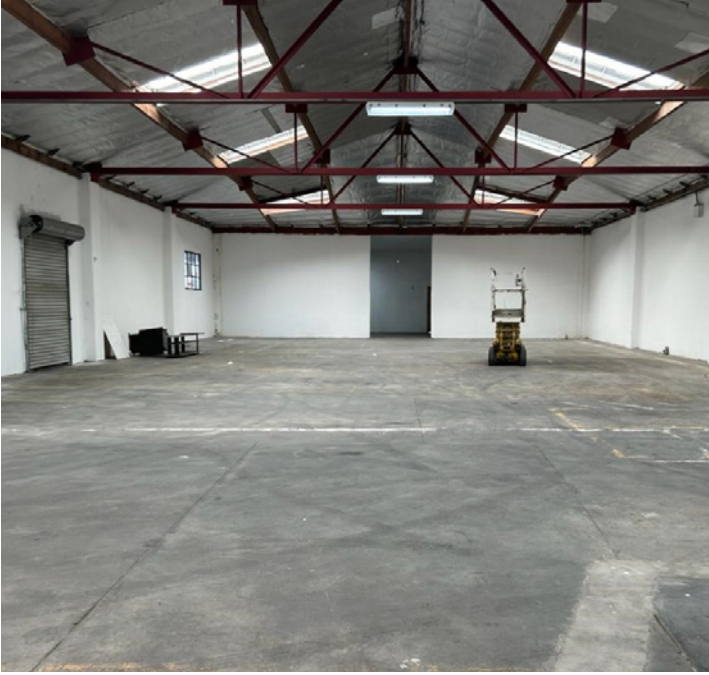
Shaded Area: Building
Hatched Area: Exterior parking and yard area
R: Restroom
E: Electric Room

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