

FOR LEASE

±17,745 SF INDUSTRIAL UNIT



1215 WHOLESALE ST | LOS ANGELES | CA, 90021

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

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2,100 SF Cooler /
5,100 SF Freezer



6 Dock High
Loading Positions



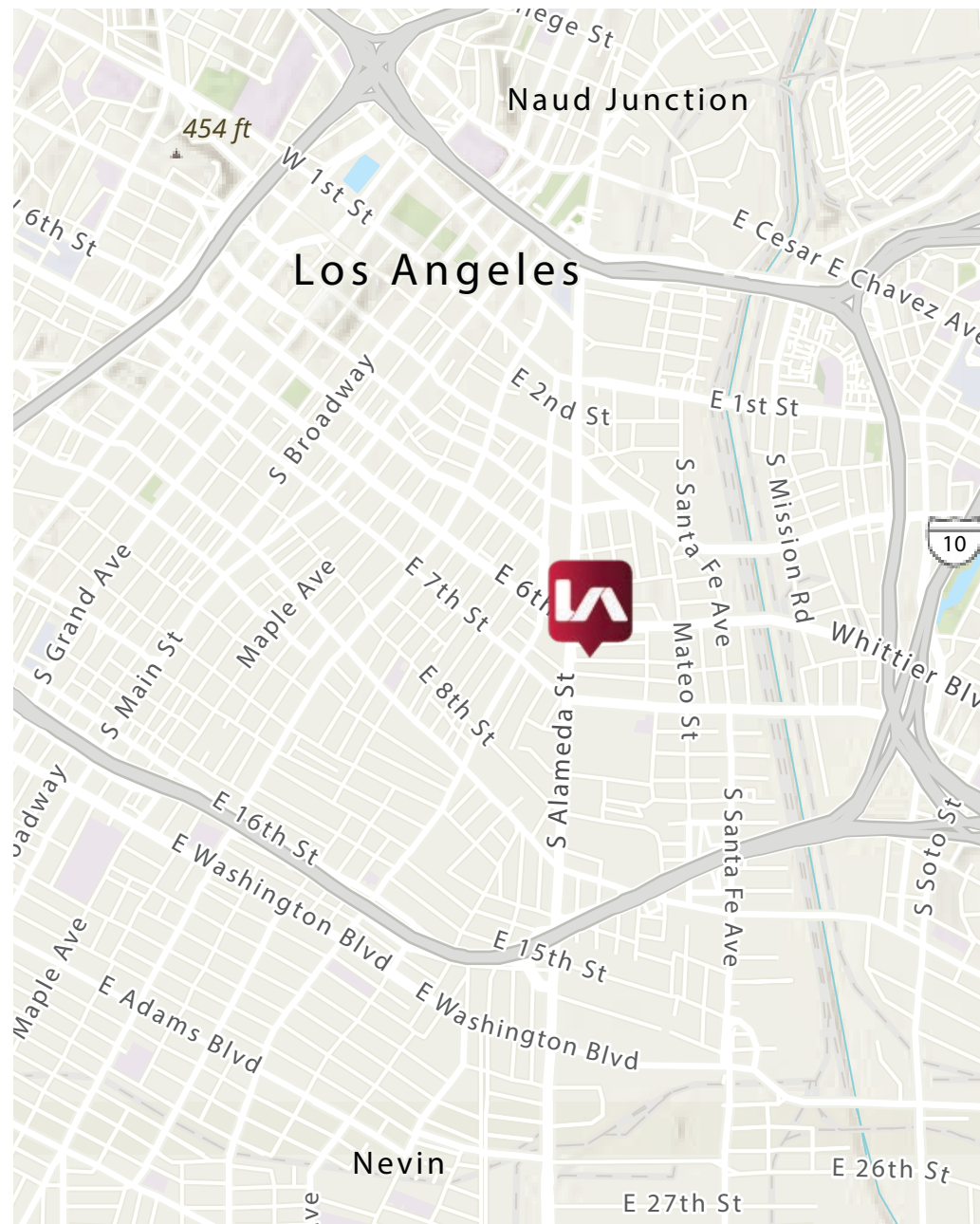
Cross Dock
Loading



Flexible Short
Term Leasing

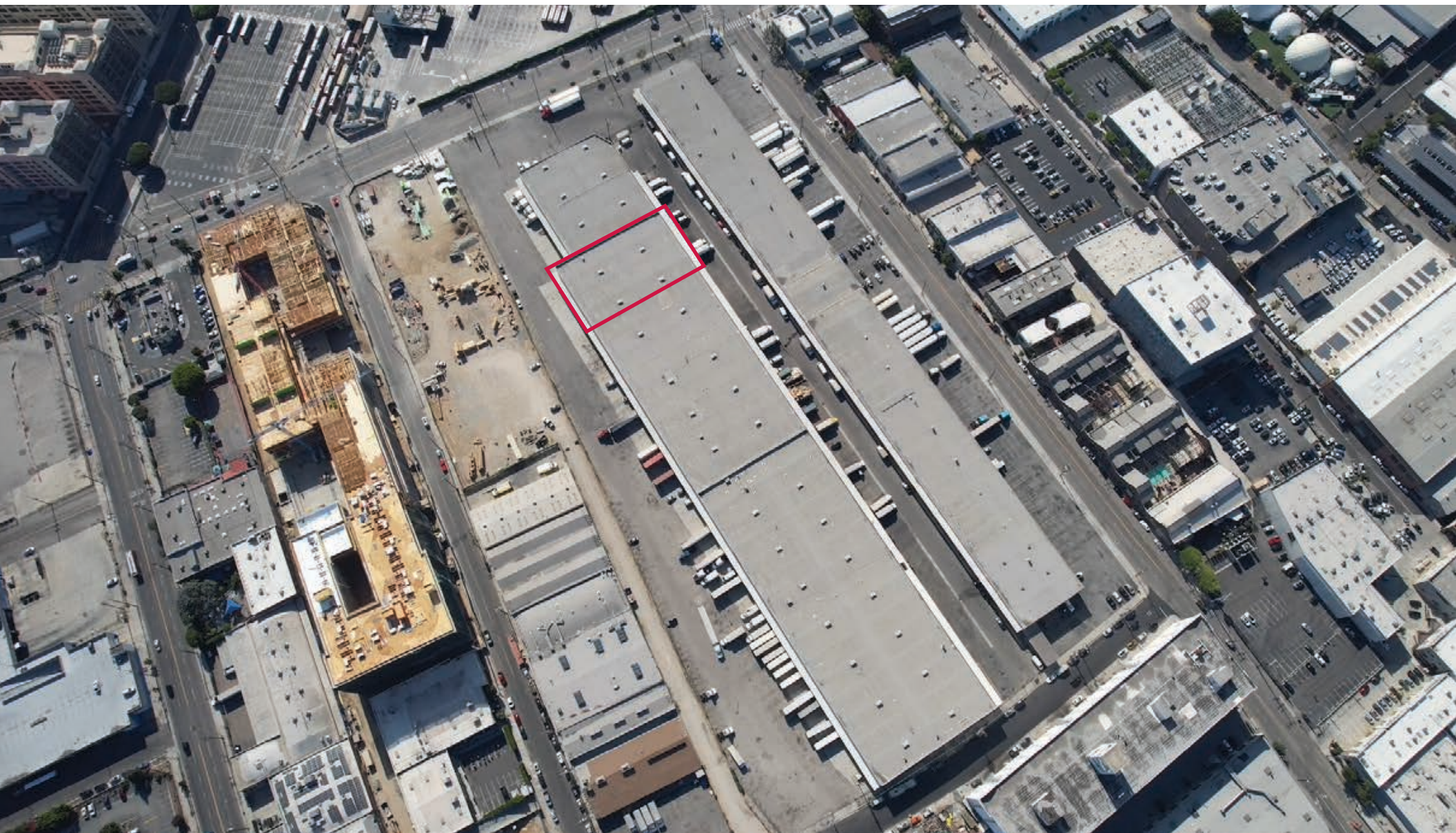
PROPERTY INFORMATION

Available SF	±17,745 SF	For Sale	No
Minimum SF	±17,745 SF	Parking Spaces	0
Clear Height	22'	Rail Service	No
Sprinklered	Yes	GL Doors	0
Prop Lot Size	POL	DH Doors	6
Term	Acceptable to Owner	Construction Type	Tilt-Wall
Yard	Yes	Year Built	1968
Lease Type	Gross	Specific Use	Warehouse/Distribution
Office SF	±1,300 SF	Warehouse AC	No
Restrooms	2	Zoning	M3
Possession Date	3/1/2025	Market/Submarket	LA Central
Vacant	No	APN	5164-010-005
		Power	A: 200 V: 480 O: 3 W: 4



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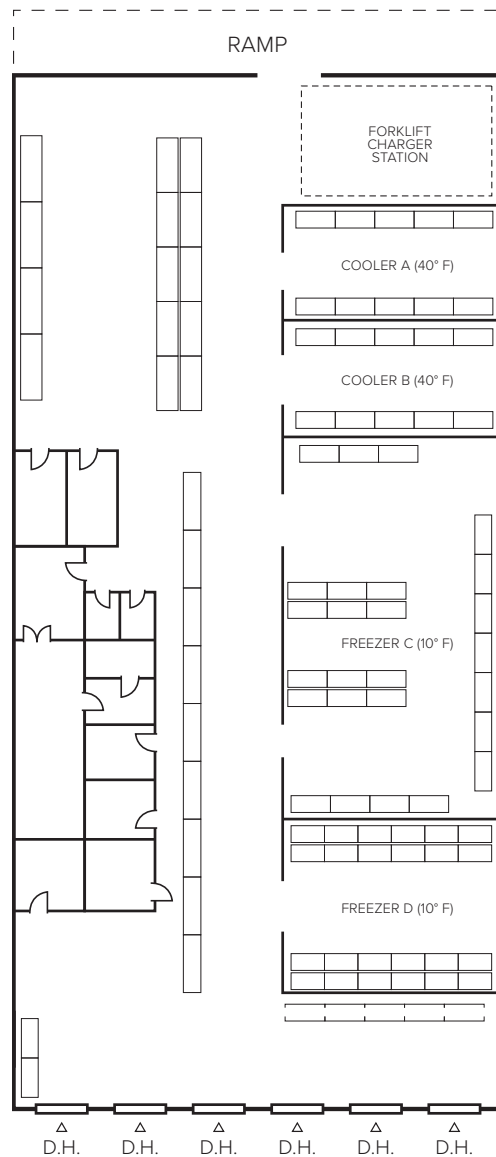
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SITE PLAN

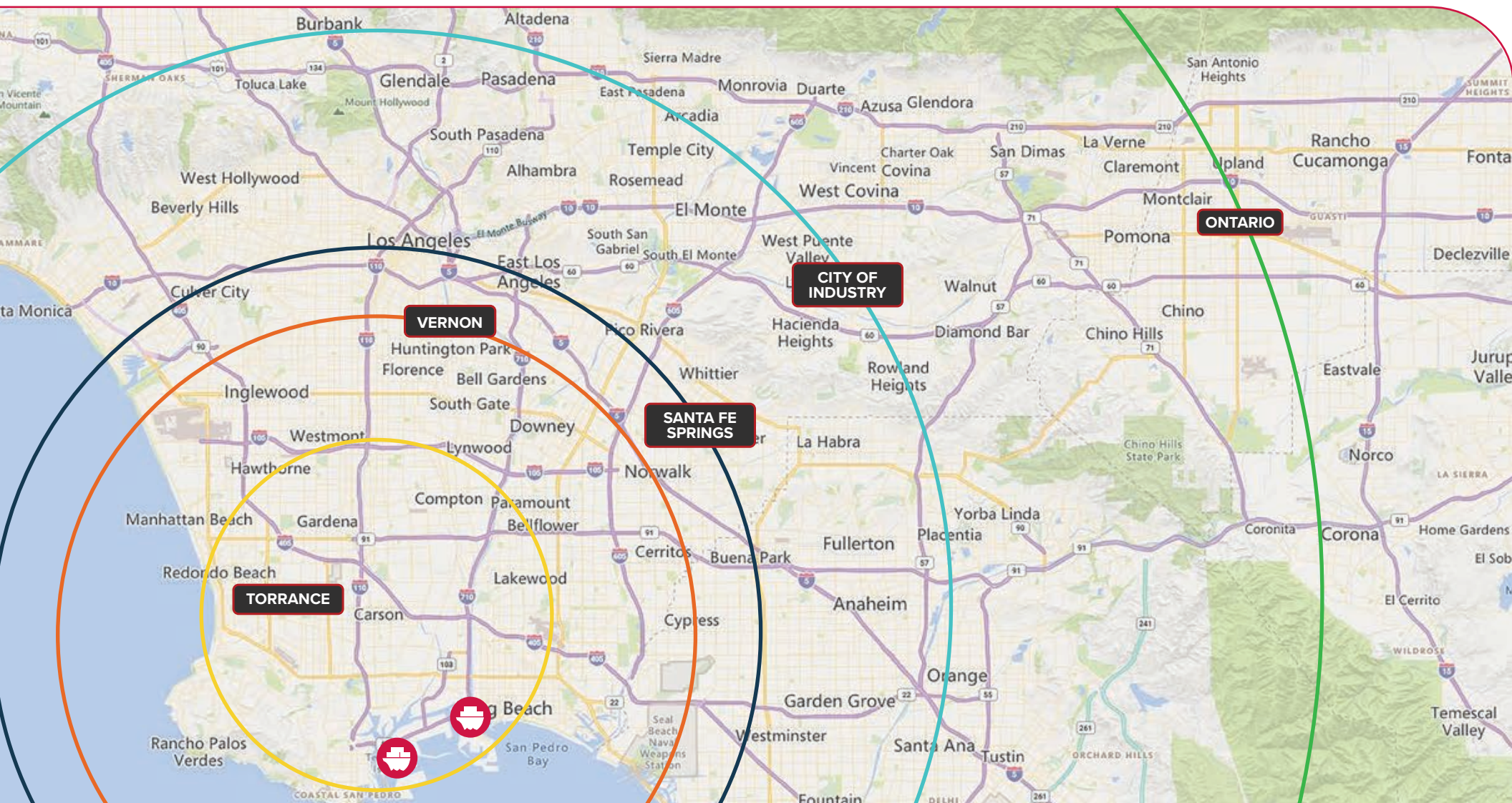


NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

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LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.