

Available SF 19,185 SF

Industrial For Lease & For Sale

Building Size 19,185 SF



**Address:** 2429 E Olympic Blvd, Los Angeles, CA 90021

**Cross Streets:** S Santa Fe Ave/E Olympic Blvd

Fabulous Multi-Purpose Building Located Just Outside Arts District  
 Dock High Loading - 3 Positions, Fenced Yard - 18 Car Parking - 18' Clear  
 Divisible as 2 Clear Span Units: 7,360 SF & 11,825 SF - Separations in Place  
 Excellent Sign Exposure - 1 Door from Major Intersection Olympic Blvd &  
 Santa Fe Ave & 1 Block from Ramps to 10, 5 & 60 Freeways  
 Additional Access Via Rear Loading Doors - Opportunity Zone Location

|                       |                             |                                |                        |                              |              |
|-----------------------|-----------------------------|--------------------------------|------------------------|------------------------------|--------------|
| <b>Lease Rate/Mo:</b> | \$18,225                    | <b>Sprinklered:</b>            | No                     | <b>Office SF / #:</b>        | 2,700 SF / 8 |
| <b>Lease Rate/SF:</b> | \$0.95                      | <b>Clear Height:</b>           | 18'                    | <b>Restrooms:</b>            | 5            |
| <b>Lease Type:</b>    | Gross                       | <b>GL Doors/Dim:</b>           | 0                      | <b>Office HVAC:</b>          | Heat & AC    |
| <b>Available SF:</b>  | 19,185 SF                   | <b>DH Doors/Dim:</b>           | 3 / 22'x10' ; 12'x10'  | <b>Finished Ofc Mezz:</b>    | 1,375 SF     |
| <b>Minimum SF:</b>    | 19,185 SF                   | <b>A: 200 V: 240 O: 3 W: 3</b> |                        | <b>Include In Available:</b> | Yes          |
| <b>Prop Lot Size:</b> | 0.58 Ac / 25,353 SF         | <b>Construction Type:</b>      | TILT UP                | <b>Unfinished Mezz:</b>      | 0 SF         |
| <b>Term:</b>          | 3-5 years w/periodic COLA's | <b>Const Status/Year Blt:</b>  | Existing / 1965        | <b>Include In Available:</b> | No           |
| <b>Sale Price:</b>    | \$4,995,000.00              | <b>Whse HVAC:</b>              | No                     | <b>Possession:</b>           | COE          |
| <b>Sale Price/SF:</b> | \$260.36                    | <b>Parking Spaces: 18</b>      | <b>/ Ratio: 0.9:1</b>  | <b>Vacant:</b>               | Yes          |
| <b>Taxes:</b>         |                             | <b>Rail Service:</b>           | No                     | <b>To Show:</b>              | Call broker  |
| <b>Yard:</b>          | Fenced / Paved              | <b>Specific Use:</b>           | Warehouse/Distribution | <b>Market/Submarket:</b>     | CBD          |
| <b>Zoning:</b>        | LF1-WH1-6                   |                                |                        | <b>APN#:</b>                 | 5168-029-016 |

**Listing Company:** Dorin Realty Company

**Agents:** [Mark Whitman 213-627-0007](mailto:mwhitman@dorinrealty.com)

**Listing #:** 45216176

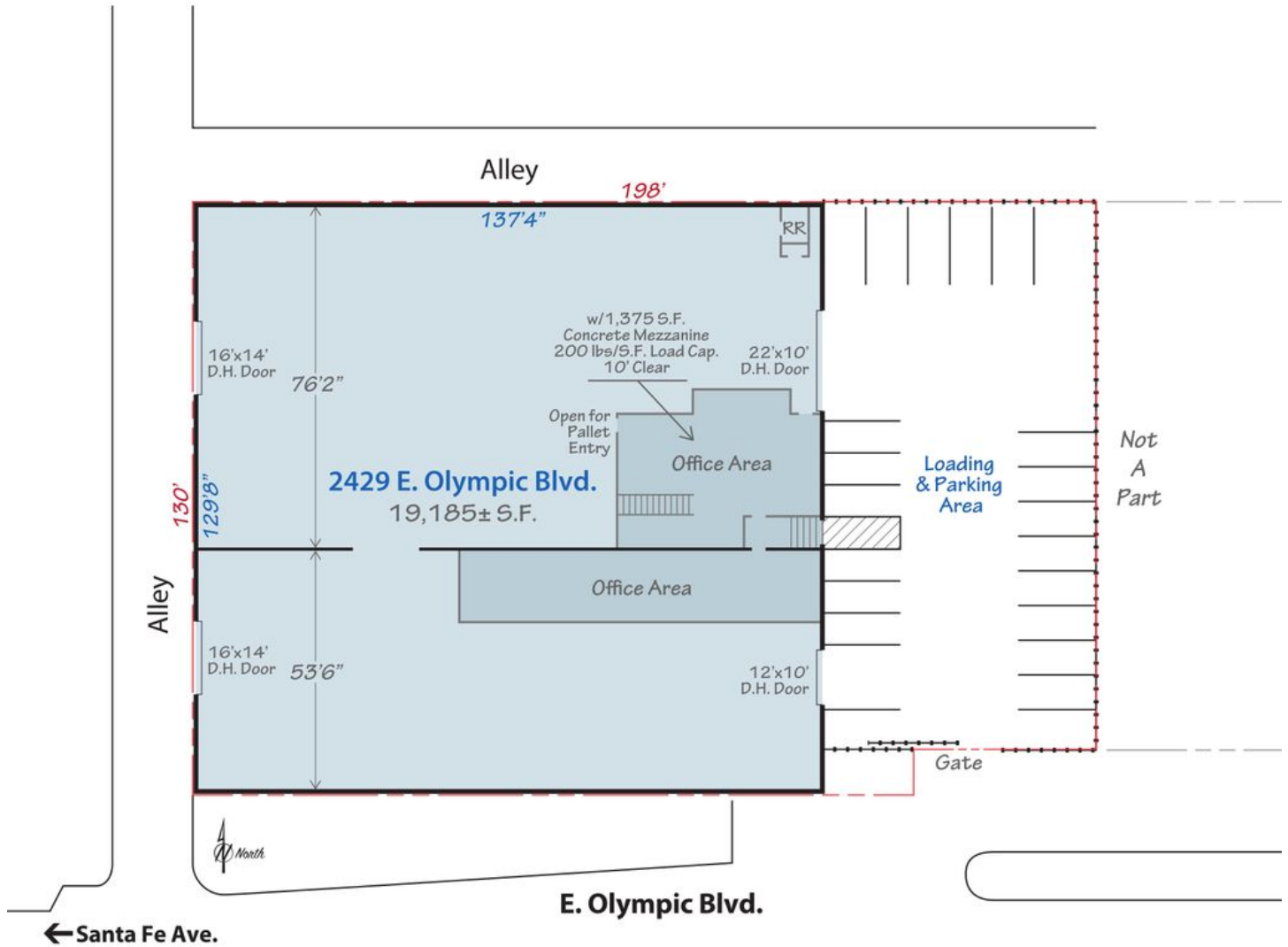
**Listing Date:** 07/08/2026

**FTCF:** CB250Y175S250

**Notes:** Load Bear Concrete Mezzanine - 200lbs/Sq. Ft. Additional Electrical Svcs: 150A 240V 1PH Svc. All details must be verified.



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