

Magic Properties, Inc.

1601 Griffith Ave Los Angeles, CA 90021 | 213-748-8777

Available SF 4,500 SF

Industrial For Lease - Hold

Building Size 4,500 SF


Address: 1325 E 18th St, Los Angeles, CA 90021

Cross Streets: S Central Ave/E 18th St

 Free Standing Building
 Ground Level Loading
 ±2,000 SF of Office Space
 14' Warehouse Clearance

Lease Rate/Mo:	\$4,950	Sprinklered:	No	Office SF / #:	2,000 SF
Lease Rate/SF:	\$1.10	Clear Height:	14'	Restrooms:	1
Lease Type:	Gross	GL Doors/Dim:	1	Office HVAC:	
Available SF:	4,500 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	4,500 SF	A: 120 V: 240 O: W:		Include In Available:	No
Prop Lot Size:	0.14 Ac / 5,925 SF	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1980	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 4	/ Ratio: 0.9:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Office	Market/Submarket:	CBD
Zoning:	M2-2			APN#:	5129001038

Listing Company: Magic Properties, Inc.

[Nathan.Yoon 213-321-3935](mailto:Nathan.Yoon@MagicProperties.com)
Listing #: 42484778

Listing Date: 04/29/2025

FTCF: CB200N000S000

Notes: Lessor/broker does not guarantee any information stated herein. Lessor must verify all information including power capacity, office sizes etc through independent investigation.