

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  
**Lease Rate/SF:** \$1.10  
**Lease Type:** Gross  
**Available SF:** 4,500 SF  
**Minimum SF:** 4,500 SF  
**Prop Lot Size:** 0.14 Ac / 5,925 SF  
**Term:** 3-5 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** M2-2

**Sprinklered:** No  
**Clear Height:** 14'  
**GL Doors/Dim:** 1  
**DH Doors/Dim:** 0  
**A: 120 V: 240 O: W:**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1980  
**Whse HVAC:**  
**Parking Spaces: 4 / Ratio:** 0.9:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 2,000 SF  
**Restrooms:** 1  
**Office HVAC:**  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** CBD  
**APN#:** 5129001038

**Listing Company:** Magic Properties, Inc.

**Agents:** [Nathan Yoon 213-321-3935](mailto:inyoon620@gmail.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.