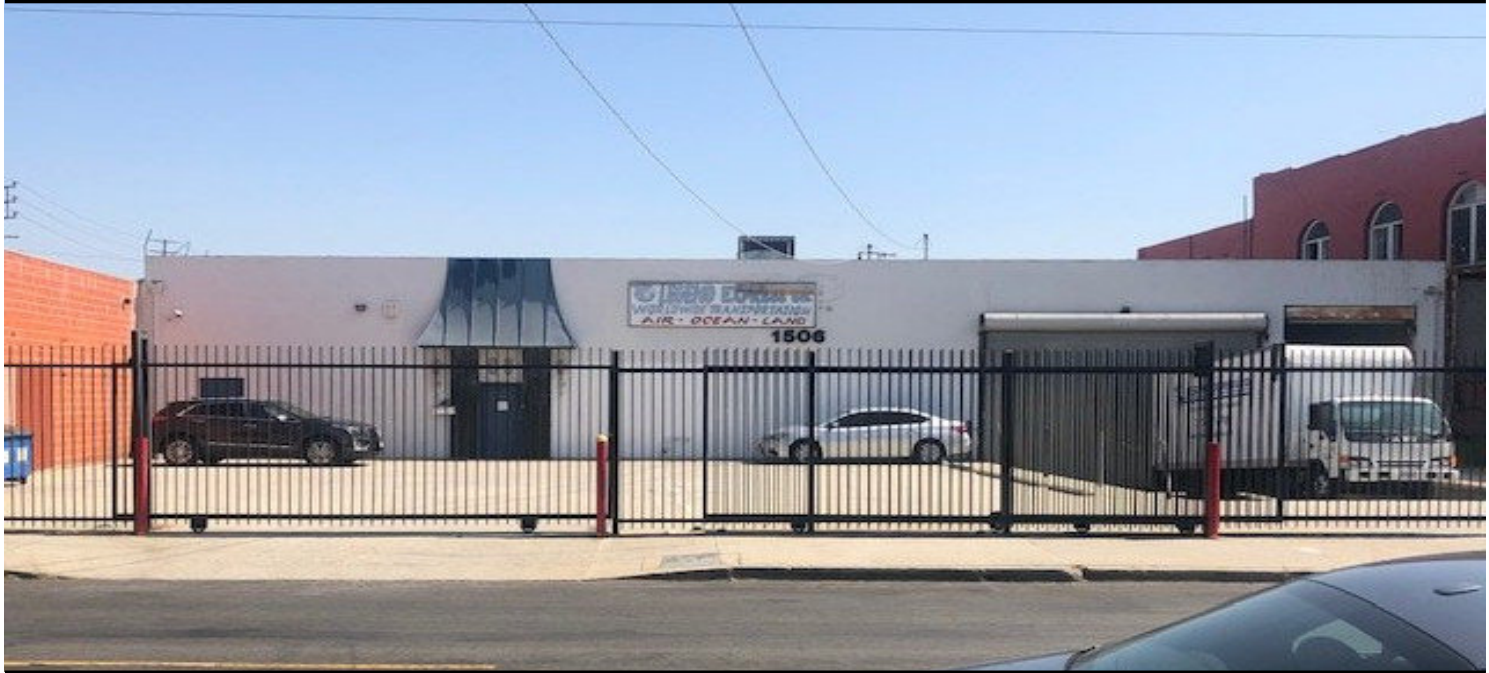




Available SF 8,700 SF Industrial For Lease Building Size 8,700 SF



Address: 1506 Paloma St, Los Angeles, CA 90021
Cross Streets: 14th Pl/Paloma St

Fabulous Dock High & Ground Level Facility
16' Truss, Large Fenced Yard, 2,175 SF Offices
Heart of the Fashion District

Lease Rate/Mo:	\$10,440	Sprinklered:	No	Office SF / #:	2,175 SF / 10
Lease Rate/SF:	\$1.20	Clear Height:	16'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	1 / 10'x12'	Office HVAC:	Heat & AC
Available SF:	8,700 SF	DH Doors/Dim:	1 / 20'x14'	Finished Ofc Mezz:	0 SF
Minimum SF:	8,700 SF	A: 200 V: 240 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	0.33 Ac / 14,392 SF	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	3-5 Years w/ Increases	Const Status/Year Blt:	Existing / 1971	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	07/01/2021
Sale Price/SF:	NFS	Parking Spaces: 17 / Ratio: 2.0:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Distribution	Market/Submarket:	CBD
Zoning:	M2			APN#:	5132-024-031

Listing Company: Sterling Industrial Prop.
Agents: [Brad Harris 213-448-3313](mailto:bharris@sterling-props.com)
Listing #: 25936606 **Listing Date:** 05/03/2021 **FTCF:** CB250N000S000/A0AA
Notes: Lessee must independently verify all information herein. Contact Brad Harris to Show 213-448-3313/bharris@sterling-props.com. Some offices can be removed.



Brad Harris
bharris@sterling-props.com
213-448-3313

