



# Prime Warehouse Space for Lease in Downtown Los Angeles

2250 Maple Avenue,  
Los Angeles, CA 90011

## Available Spaces

1

## Year Built / Renovated

1981 / 2024

Unit	Usable Area (SF)	Proportionated Share (%)	Allocated Common Area (SF)	Rentable Area (SF)
Leased Unit 1	14,970	33.79%	2,418	17,388
Leased Unit 2	6,042	13.64%	976	7,018
Unit 3	23,290	52.57%	3,762	27,052
<b>Total</b>	<b>44,302</b>	<b>100.00%</b>	<b>7,156</b>	<b>51,458</b>

## Property Type

Warehouse

## Property Highlights

- Prime Downtown Los Angeles Location
- High Warehouse Clearance (26 Feet)
- Immediate Access to Major DTLA Freeways
- Within Half a Mile of Two Metro Blue Line Stations
- LA CM Zoning with a Fenced and Secured Lot
- **Ideal Uses:** Last-Mile Logistics, E-Commerce Fulfillment, Apparel & Garment, Creative Studios, Light Manufacturing

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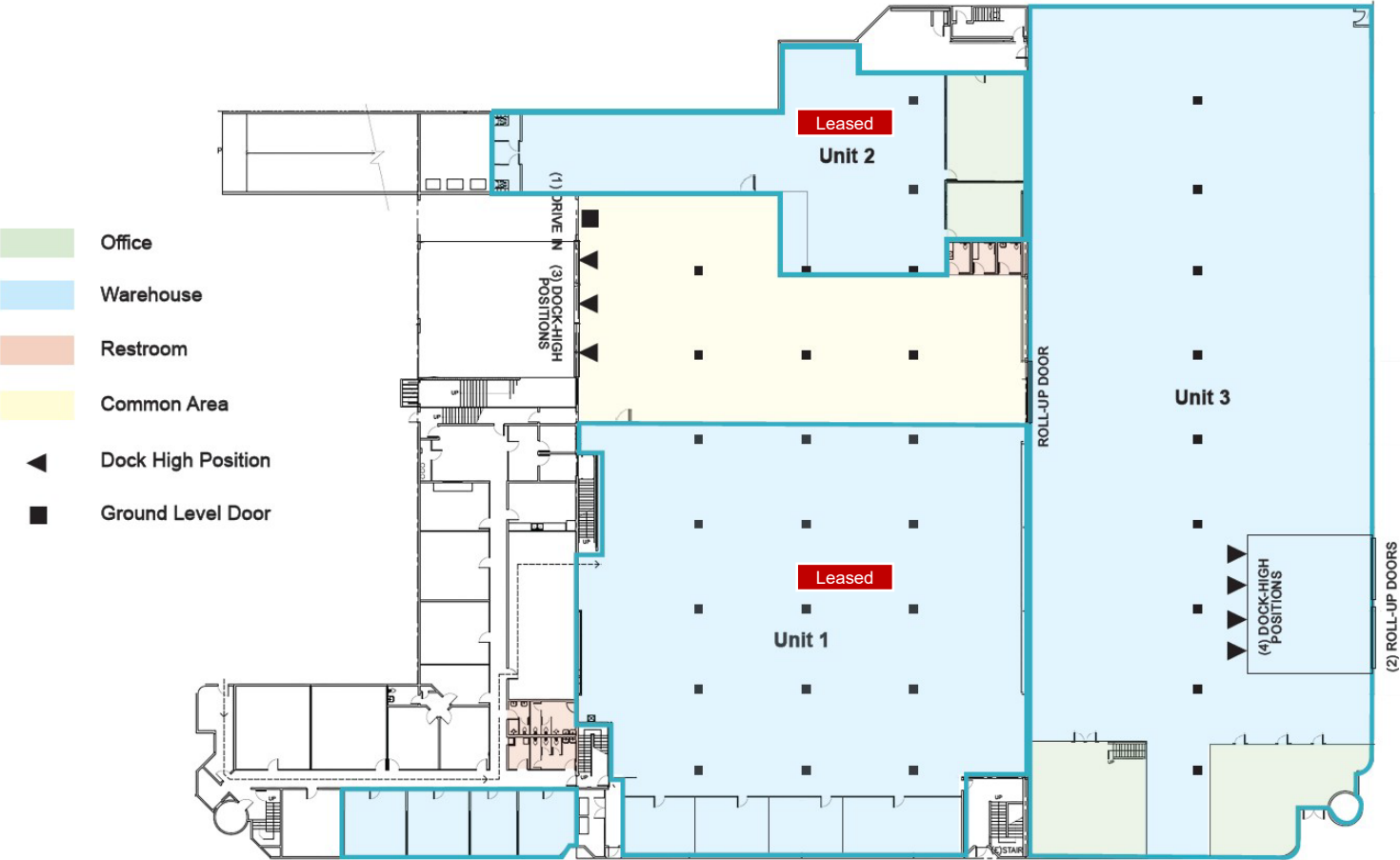
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FLOOR PLANS



\* Floor plans are for illustrative purposes only and may not reflect the current layout. Lessee is responsible for verifying all information independently.

Available Units	Floor	Usable Area (SF)	Common Area (SF)	Rentable Area (SF)	Asking Rent	Ceiling Height	Loading Dock
Leased Unit 1	1st Floor	14,970	2,418	17,388	-	12 Ft.	1 Private 2 Shared
Leased Unit 2	1st Floor	6,042	976	7,018	-	12 Ft.	2 Shared
Unit 3	1st Floor	23,290	3,762	27,052	\$1.45 /SF/Mo. MG	26 Ft.	4 Private 2 Shared

UNIT 1 – 17,388 SF WAREHOUSE

Leased

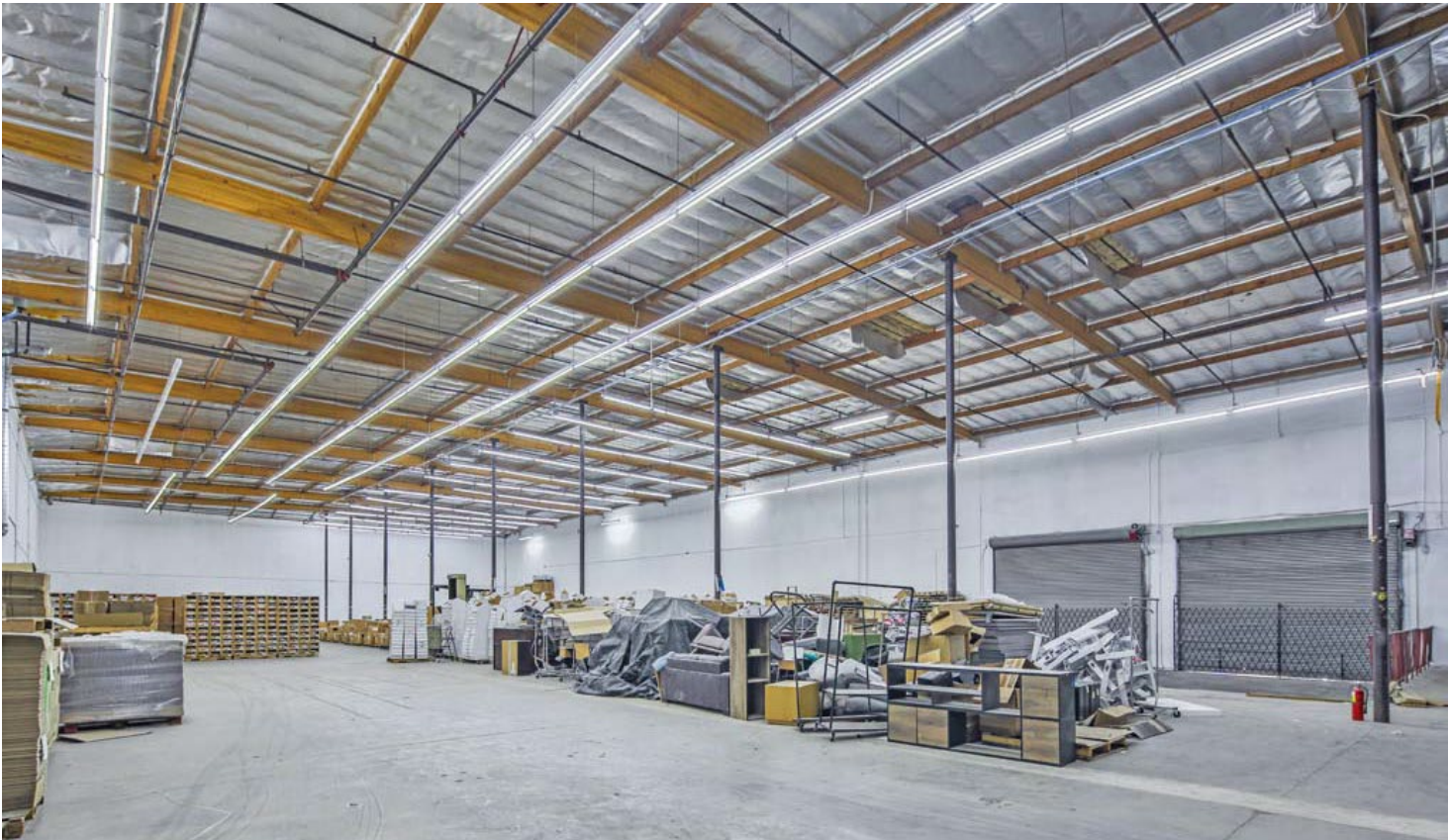


UNIT 2 – 7,018 SF WAREHOUSE

Leased



UNIT 3 – 27,052 SF WAREHOUSE










COMMON AREA



# STRATEGIC LOCATION

Located in a Qualified Opportunity Zone, 2250 Maple Avenue offers excellent accessibility and long-term upside. Just blocks from the I-10 and I-110 freeways and nearby Metro Blue Line stations, the property is also close to USC, FIDM, the Arts District, and the Fashion District—placing it at the center of Downtown LA's most vibrant and rapidly developing neighborhoods.

## Distance to Key Locations

-  I-10 Freeway  
0.5 Miles
-  I-110 Freeway  
0.6 Miles
-  Downtown Los Angeles Core  
1.2 Miles
-  Los Angeles Airport  
15.8 Miles
-  Long Beach Airport  
22.8 Miles
-  Port of Los Angeles  
23.7 Miles
-  Port of Long Beach  
24.9 Miles

