

Contractor Yard For Lease
+/-42,152 SF (Divisible)
Strategically Located DTLA



LOS ANGELES

DTLA



CHINATOWN



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat / Copernicus
Data USGS
Data LDEO-Columbia, NSF, NOAA

1736 Albion St., 1749 - 1755 Main St.

Los Angeles, CA 90031

Offering Memorandum

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Property Use	Industrial Contractor Yard
Zoning	LAUI (CA)
Lease Rate	\$0.75/MG
Lot Size: Yard One	+/-16,012 SF
Lot Size: Yard Two	+/-26,140 SF

**** Approximate SF to be verified by Tenant ****

Rare opportunity to secure a well-located contractor yard in the heart of Los Angeles. Positioned just minutes from Downtown LA, the property offers immediate connectivity to the I-5, 110, and 101 freeways, providing efficient access to the greater L.A. market and surrounding submarkets. The site features generous yard space suitable for storage, equipment parking, fleet operations, or various contractor uses. Its central location, strong freeway access, and functionality make it an ideal option for users seeking a versatile and highly accessible yard in a supply constrained urban corridor.



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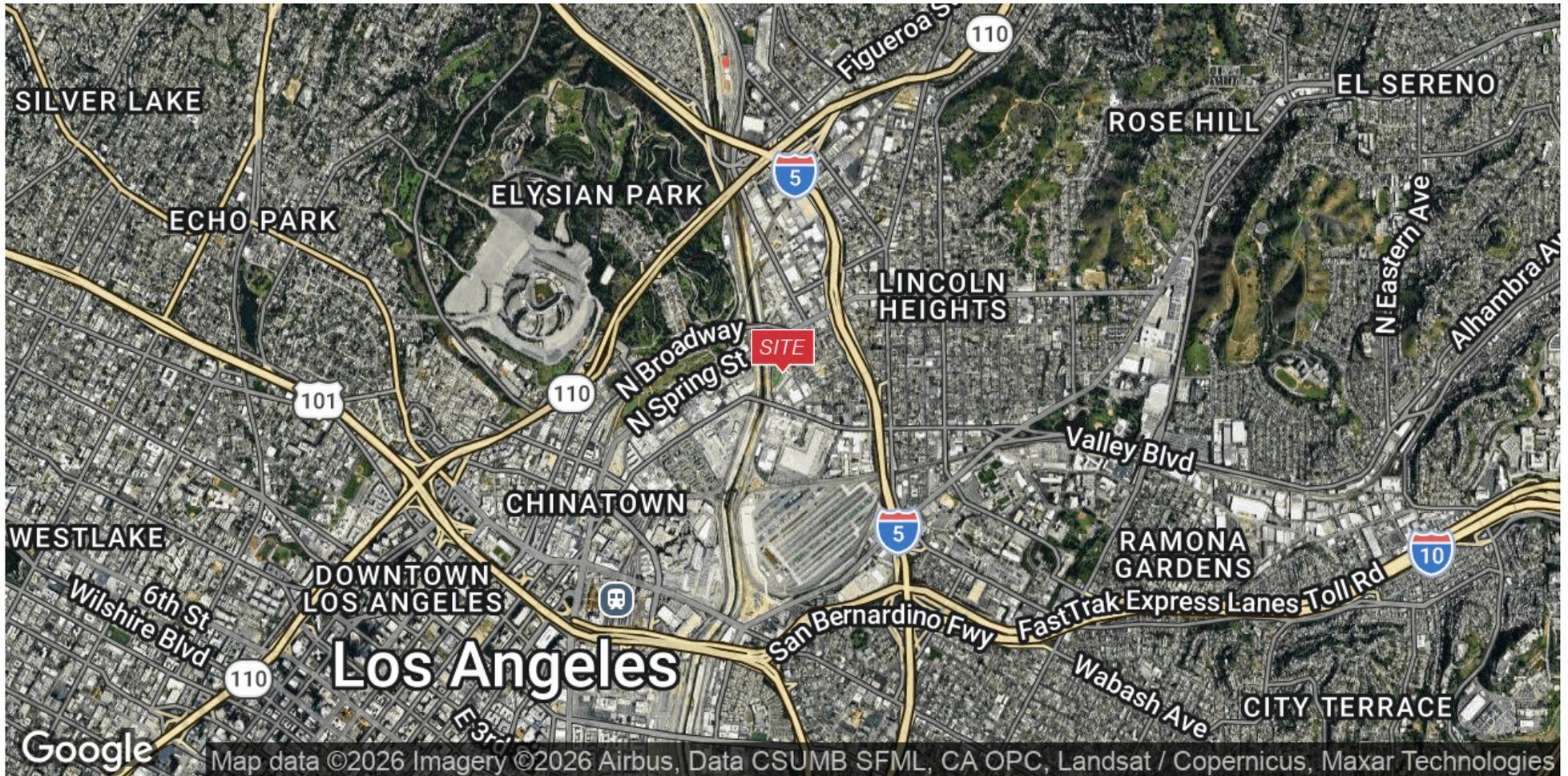
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