

Available SF 16,794 SF

Industrial For Lease

Building Size 16,794 SF

Immediate Occupancy



Address: 2416 E 16th St, Los Angeles, CA 90021

Cross Streets: E 16th St/E 15th St

Great Modern Building w/Good Secure Fenced Concrete Yard
 South of Arts District, Immediate Access to 5 & 10 Fwy Ramps & Hub
 Big Ground Level Drive In Doors
 Excellent Lighting & Foil Ceiling
 Good For Garment Manufacturing, Well Distributed Power
 Nice Offices with Large Showroom & Kitchen

Lease Rate/Mo: \$17,634
Lease Rate/SF: \$1.05
Lease Type: Gross
Available SF: 16,794 SF
Minimum SF: 16,794 SF
Prop Lot Size: 0.55 Ac / 23,930 SF
Term: 3-5 Years w/Periodic COLA's
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced
Zoning: M3-1-RIO

Sprinklered: No
Clear Height: 18'
GL Doors/Dim: 2 / 20'x14' & 12'x14'
DH Doors/Dim: 0
A: 400 V: 240/240 O: 3 W: 4
Construction Type: Masonry
Const Status/Year Blt: Existing / 1980
Whse HVAC: No
Parking Spaces: 22 / **Ratio:** 1.3:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 3,516 SF / 10
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 280 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: CBD
APN#: 5168009010

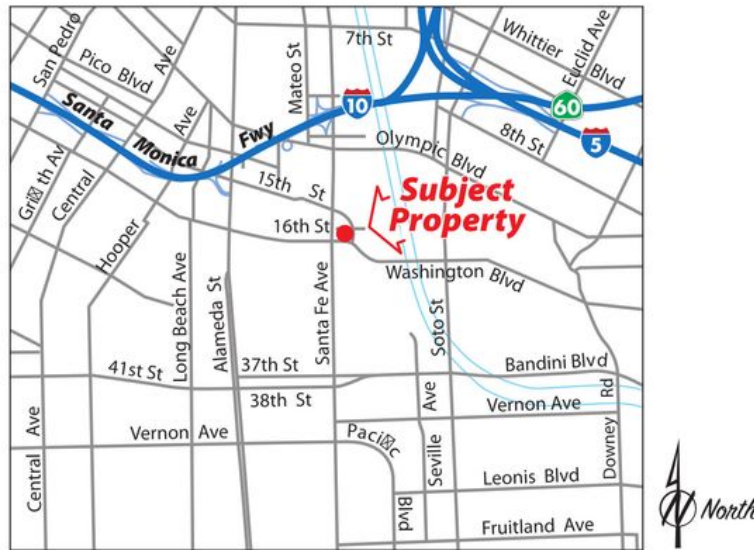
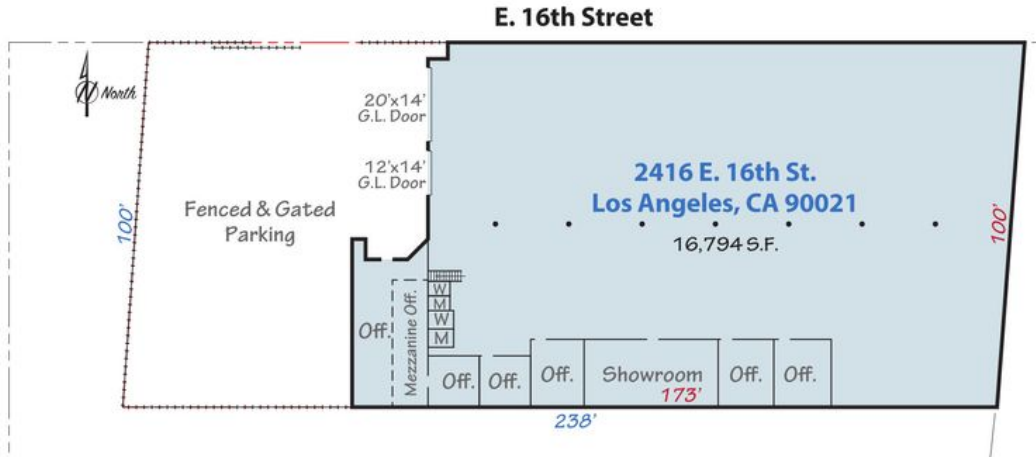
Listing Company: Dorin Realty Company
Agents: [Mark Whitman 213-627-0007](mailto:MarkWhitman@DorinRealty.com)

Listing #: 40842482 **Listing Date:** 08/01/2024 **FTCF:** CB250N000S300

Notes: Occupied. Property formerly had 100,000 gallon/day discharge capacity. Construction type: Block. All details must be verified.

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