

Available SF 26,800 SF

Industrial For Lease

Building Size 57,525 SF

PRICE REDUCED!!!



Address:

3628 Noakes St, Los Angeles, CA 90023

Cross Streets:

Esperanza St/Noakes St

Excellent Centrally Located Distribution Space
18' Minimum Clear Height
6 Dock High Loading Positions/2 with Load Levelers
*Sprinklered *Skylights *M3 Zoning
Good Access to 5 Fwy Ramps & Freeway Hub

Lease Rate/Mo: \$23,852
Lease Rate/SF: \$0.89
Lease Type: Gross
Available SF: 26,800 SF
Minimum SF: 26,800 SF
Prop Lot Size: POL
Term: 3-5 years w/Periodic COLA's
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: M3-1-CUGU

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 0
DH Doors/Dim: 6 / (3) 20'x10'
A: 400 V: 220 O: 3 W: 3
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1969

Whse HVAC: No
Parking Spaces: 27 / Ratio: 1.0:1
Rail Service:
Specific Use: Warehouse/Distribution

Office SF / #: 1,080 SF / 4
Restrooms: 5
Office HVAC: None
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#: 5192-017-002

Listing Company: Dorin Realty Company
Agents: [Mark Whitman 213-627-0007](mailto:mwhitman@dorinrealty.com)
Listing #: 42318543
Notes: All details must be verified. Additional 275 amps, 220 volts, 1 phase service. Racking may be available.

Listing Date: 04/07/2025

FTCF: CB250Y175S000

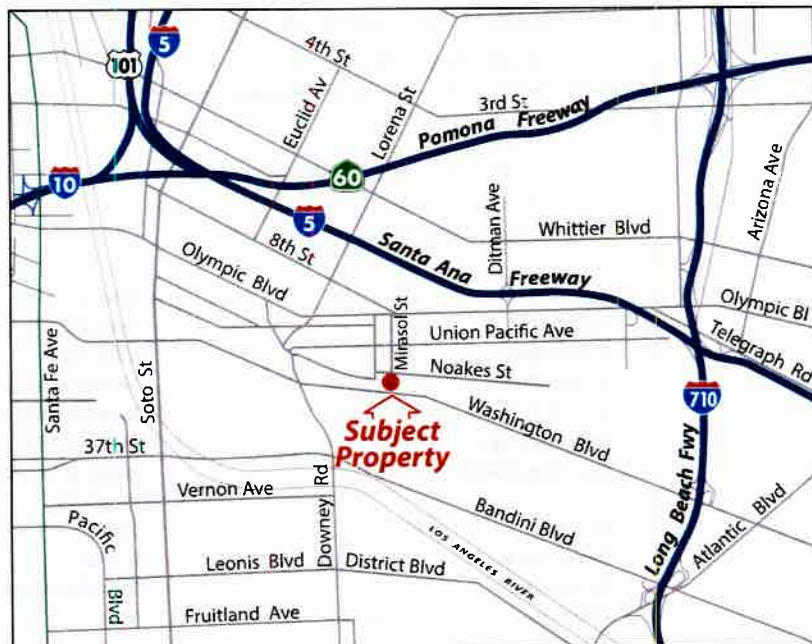
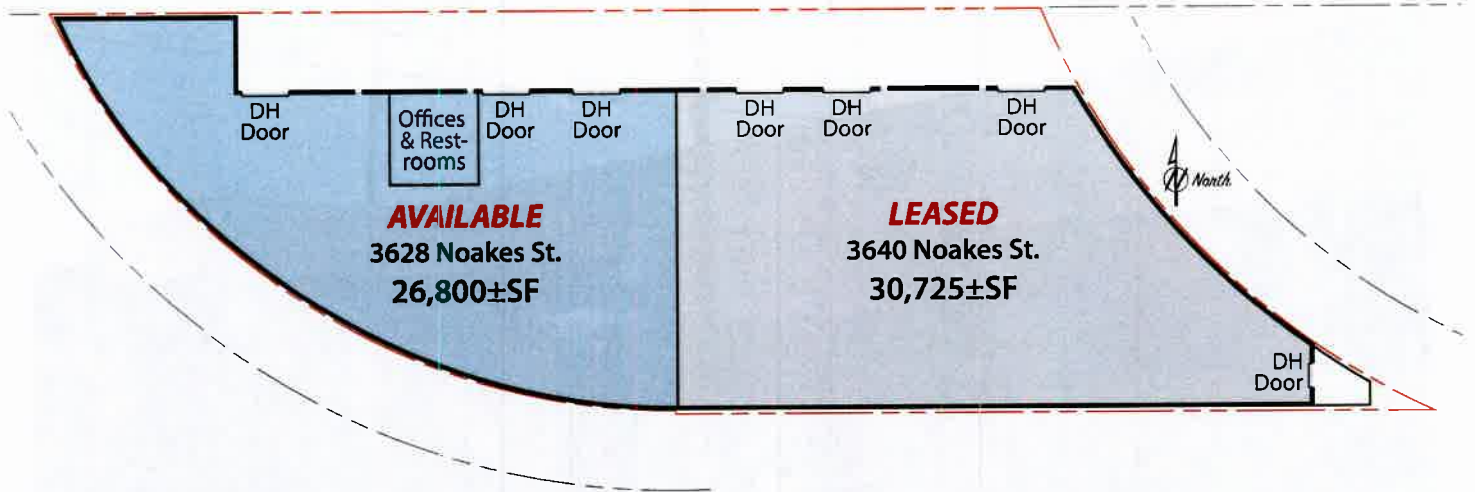


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AIRCRE Powered by **MOODY'S**

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Noakes Street



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