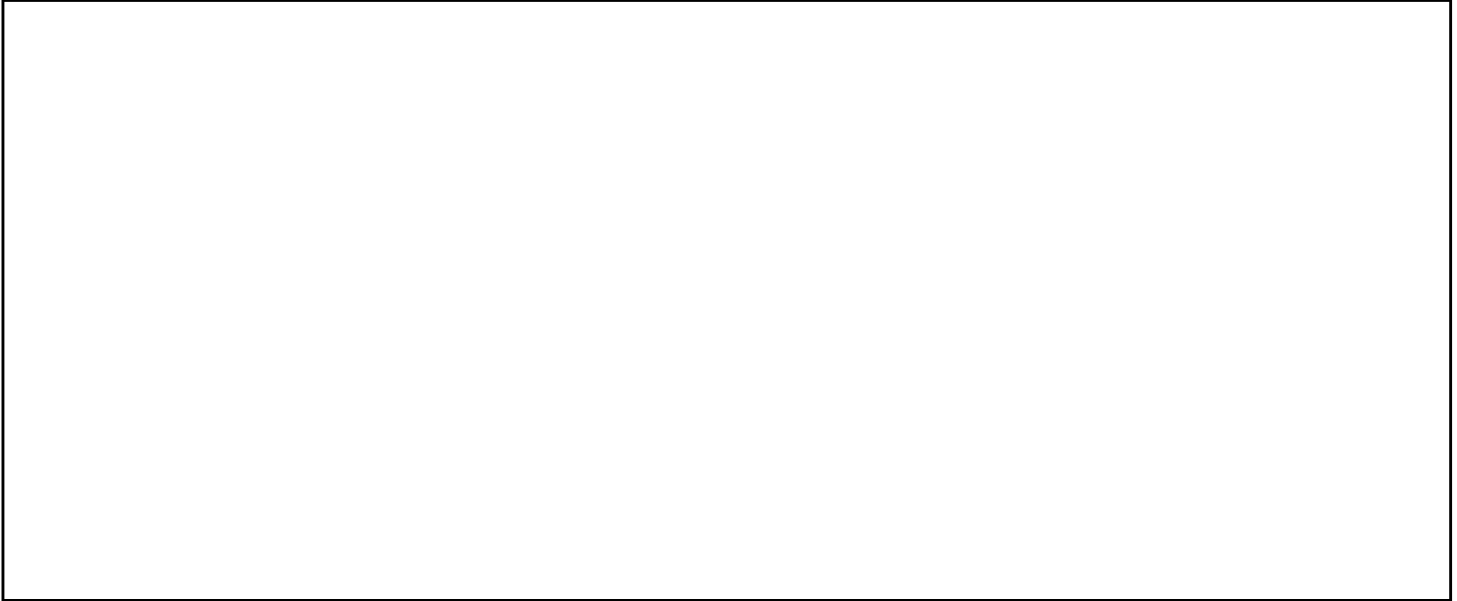


Available SF: **11,000**Total Building SF: **P.O.L.**

Address: **1101 E. 16TH ST., #A-1, LOS ANGELES, CA 90021**
Cross Streets: **(Between San Pedro St. and Central Ave.)**
Park Name:

*** 10 Freeway (or 16th St.) & Paloma St. ***

17' High Warehouse Ceiling, Concrete Tilt-Up Construction, 5 Offices
 Wide-Open, Rectangular Shape Warehouse
 Cargo, Photo/Movie Studio, Clothing, Fabrics, Etc., You Name It!

Lease Rate/Month: \$15,000

Lease Rate/SF: \$1.99/SF

Lease Type: Gross

Terms: 4 Years

Price/SF: NFS

Sale Price: NFS

Taxes: 40262 /Yr.

Available SF: 11,000

Minimum SF: 11,000

Prop Lot Size: P.O.L.

Yard: No

Zoning: LAM2

Listing Company: Magic Properties, Inc.

Agents: Bryant T. Chung 213-503-8007

Property/Listing/Ste #: AIR Use Only

Notes:

Construction Type: Tilt-up

Const Status/Year Blt: Existin_/ 1972

☒ Sprinklered: No

Ground Lvl Drs/Dim: 1 (12x13)

Dock High/Dim: 0

Clear Height: 17

Heat/Cool: None

Roof Type: Laminated/GLU Wood Beam

A: 400 V: 240-240/0: 3 W: 3

Prkg Ratio: :1/Spaces:

Rail Service: No

Specific Use: Distribution

Office SF / #: 1500 / 5

Restrooms: 1

Office Air: Office Heat: ☒

Finished Ofc Mezz: No SF:

Include In Available: ☒

Unfinished Mezz: No SF:

Include In Available: ☒

Possession: Now

To Show: See Listing Notes

Region: LA Central

Thomas Guide:

APN#: 5132-024-003



Listing Date: AIR Use Only

FTCF: CB200N000S004/ AOAA

Text/call Bryant @ (213) 503-8007 for showing. Lessor/Broker do not guarantee any info stated herein including the building size, power capacity, ceiling height, etc. Power & taxes are for the entire building. No marijuana related businesses please!