

Available SF 2,000 SF

Industrial For Lease

Building Size 19,100 SF



**Property Name:** King Industrial Center  
**Address:** 380 W Martin Luther King Jr Blvd, Unit 5, Los Angeles, CA 90037  
**Cross Streets:** S Hill/W Martin Luther King Jr Blvd

Modern Multi-Tenant Industrial Park  
 Sprinklers - Foil - 4 Car Gated/Reserved Parking  
 Separately Metered Power  
 Minutes to DTLA, USC, Colosseum & BMO Stdm  
 110 FWY Adjacent

|                       |                       |   |                  |                              |                           |
|-----------------------|-----------------------|---|------------------|------------------------------|---------------------------|
| <b>Lease Rate/Mo:</b> | \$2,900               | <b>Sprinklered:</b>                     | Yes              | <b>Office SF / #:</b>        | 240 SF / 1                |
| <b>Lease Rate/SF:</b> | \$1.45                | <b>Clear Height:</b>                    | 14'              | <b>Restrooms:</b>            | 1                         |
| <b>Lease Type:</b>    | Gross                 | <b>GL Doors/Dim:</b>                    | 1 / 10'x11'      | <b>Office HVAC:</b>          | Heat & AC                 |
| <b>Available SF:</b>  | 2,000 SF              | <b>DH Doors/Dim:</b>                    | 0                | <b>Finished Ofc Mezz:</b>    | 0 SF                      |
| <b>Minimum SF:</b>    | 2,000 SF              | <b>A: 100 V: 120/208 O: 3 W: 4</b>      |                  | <b>Include In Available:</b> | No                        |
| <b>Prop Lot Size:</b> | POL                   | <b>Construction Type:</b>               | Concrete         | <b>Unfinished Mezz:</b>      | 0 SF                      |
| <b>Term:</b>          | 1-3 Years + Increases | <b>Const Status/Year Blt:</b>           | Existing / 1985  | <b>Include In Available:</b> | No                        |
| <b>Sale Price:</b>    | NFS                   | <b>Whse HVAC:</b>                       |                  | <b>Possession:</b>           | Now                       |
| <b>Sale Price/SF:</b> | NFS                   | <b>Parking Spaces: 4 / Ratio: 2.0:1</b> |                  | <b>Vacant:</b>               | Yes                       |
| <b>Taxes:</b>         |                       | <b>Rail Service:</b>                    | No               | <b>To Show:</b>              | Call broker               |
| <b>Yard:</b>          | Fenced / Paved        | <b>Specific Use:</b>                    | Warehouse/Office | <b>Market/Submarket:</b>     | Outlying Los Angeles      |
| <b>Zoning:</b>        | M1-1-CPIO             |   |                  | <b>APN#:</b>                 | 5111-003-012,5111-003-036 |

**Listing Company:** Sterling Industrial Realty, Inc

**Agents:** [Brad Harris 213-448-3313](mailto:bharris@sterlingprops.com)

**Listing #:** 43801004

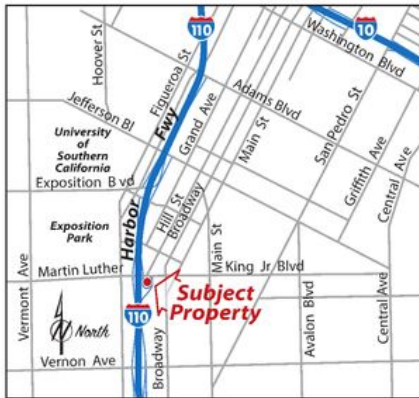
**Listing Date:** 11/07/2025

**FTCF:** CB300Y175S000/A0AA

**Notes:** Lessee to independently verify all information herein. Contact Brad Harris 213-448-3313 bharris@sterlingprops.com to show.

W. Martin Luther King Jr. Blvd.

**King Industrial Center**  
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Los Angeles, CA 90037



Contact Exclusive Agent:

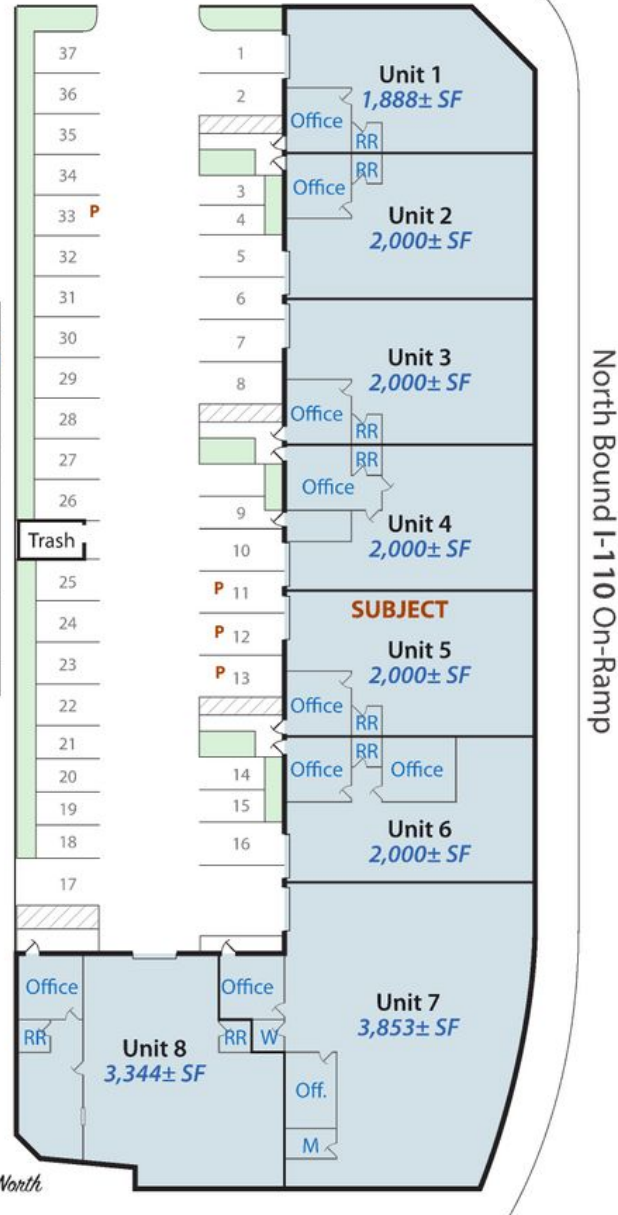
**Brad S. Harris**

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The information contained herein is from sources we believe to be reliable but, we do not guarantee its accuracy. All measurements & dimensions are approximations and are not to scale. Clients are encouraged to verify their accuracy.