

# SOUTH LOS ANGELES INDUSTRIAL FOR LEASE



*24'± Clear Height | Abundant Gated Parking*

**Newer Warehouse/Flex/Creative Building**

**18,355± SF Building on 54,600± SF of Land**

**902 E 59TH STREET, LOS ANGELES, CA 90001**



**Offering Memorandum**

**902 E 59TH STREET  
LOS ANGELES, CA 90001**

## Property Details

Warehouse Building Area:	18,355± SF
Land Area:	54,600± SF
Stories:	One
Year Built:	2015
Construction:	Concrete Tilt-Up
Clearance Height:	Approx. 24'
Power:	1200 Amps
Parking:	57± Striped Surface Spaces
Zoning:	LA M2
Frontage:	200' on 59th Street
Assessor's Parcel Number:	6007-004-004

## Property Highlights

- South Los Angeles industrial property with extra land
- Ideal for any warehouse, flex, or creative applications
- Abundant fenced parking
- High ceiling clearance!
- Heavy power service
- 14 ground level loading doors
- 3-miles south of the Santa Monica (I-10) Freeway and Downtown Los Angeles
- 1-mile east of the Harbor (110) Freeway
- Adjacent to Vernon and Huntington Park

**Lease Rental: \$35,976 Per Month  
(\$1.96 Per SF Mod. Gross)**

**Term: 3-5 Years**

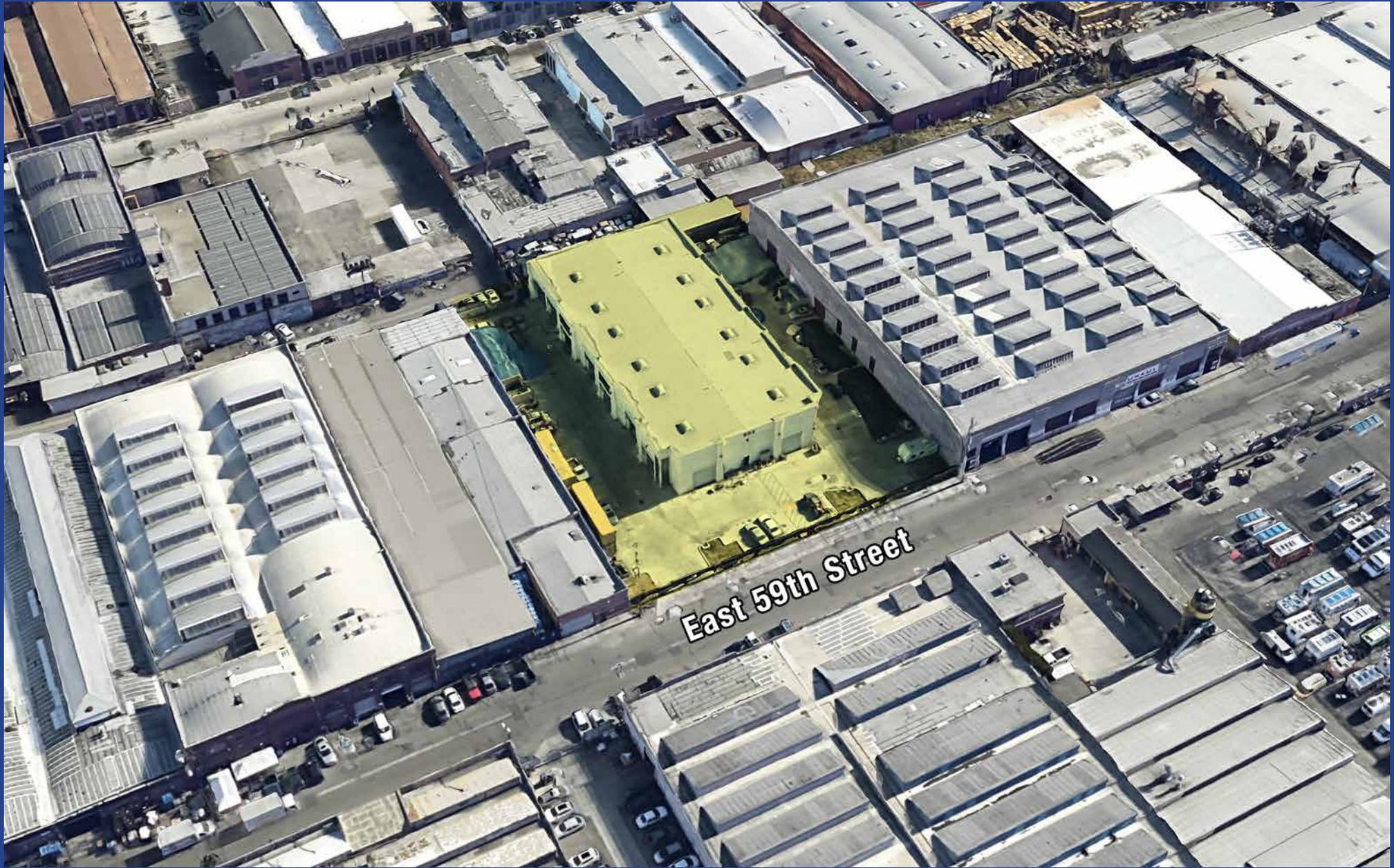


East 59th Street



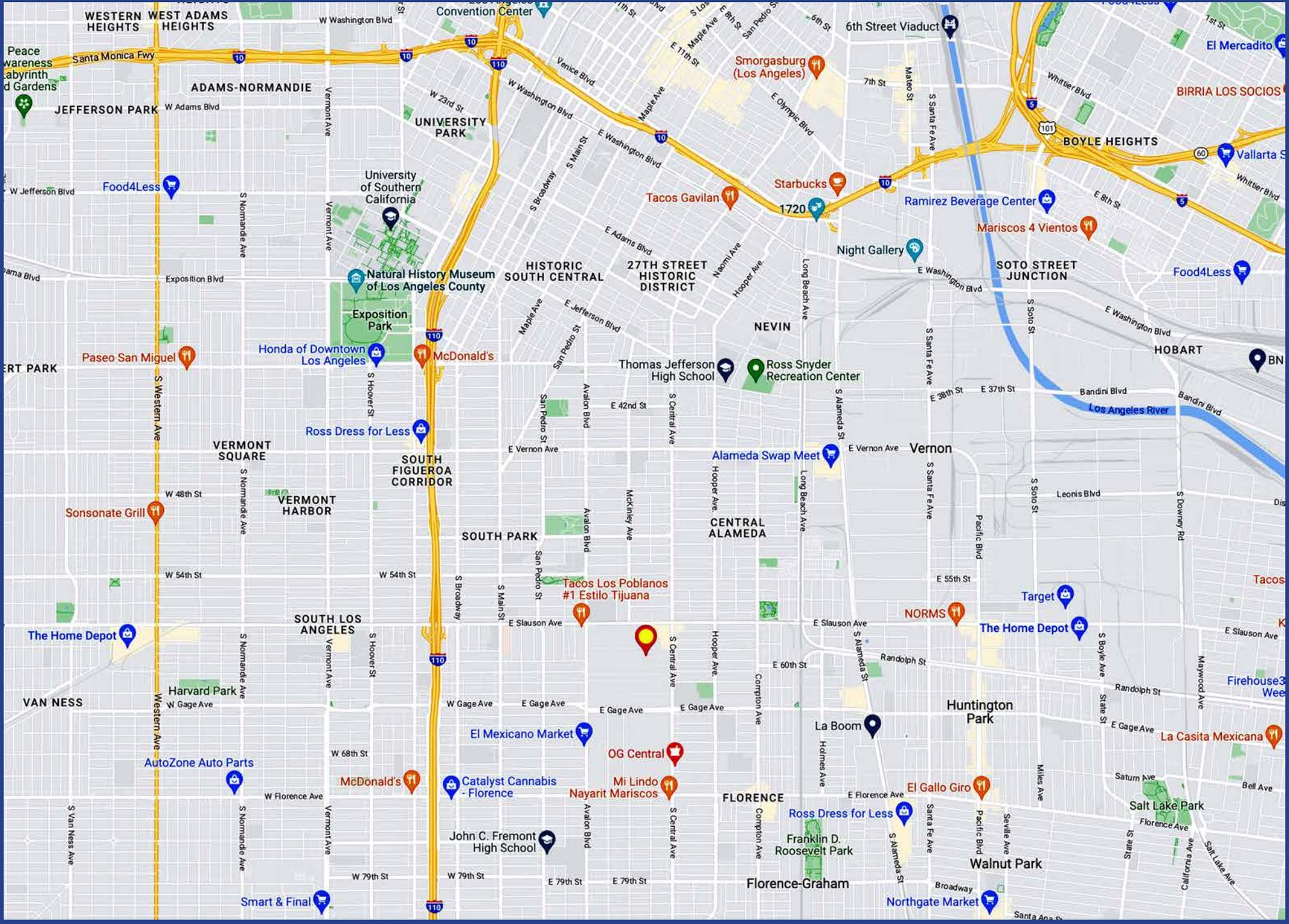


# Aerial Photo



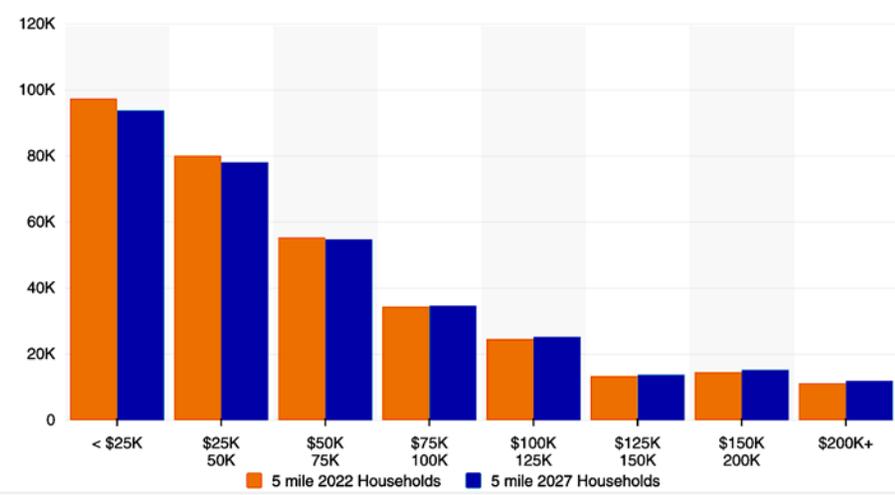


# Area Map

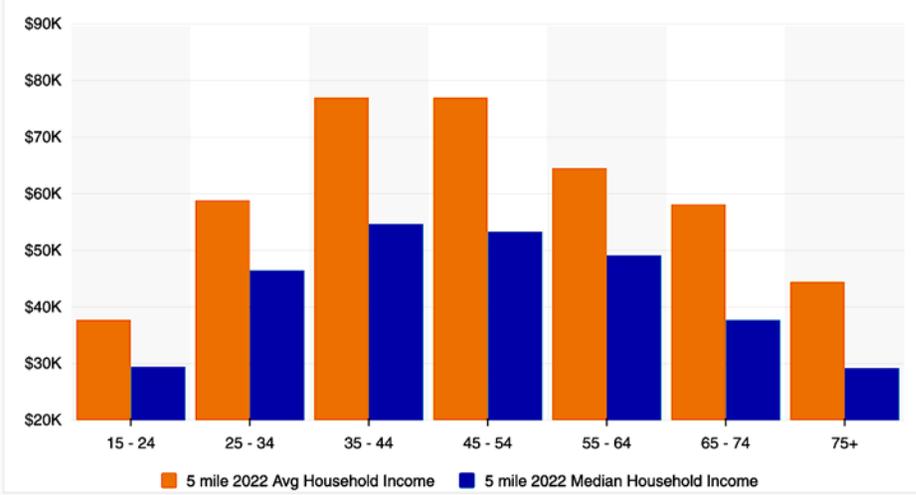


# Area Demographics

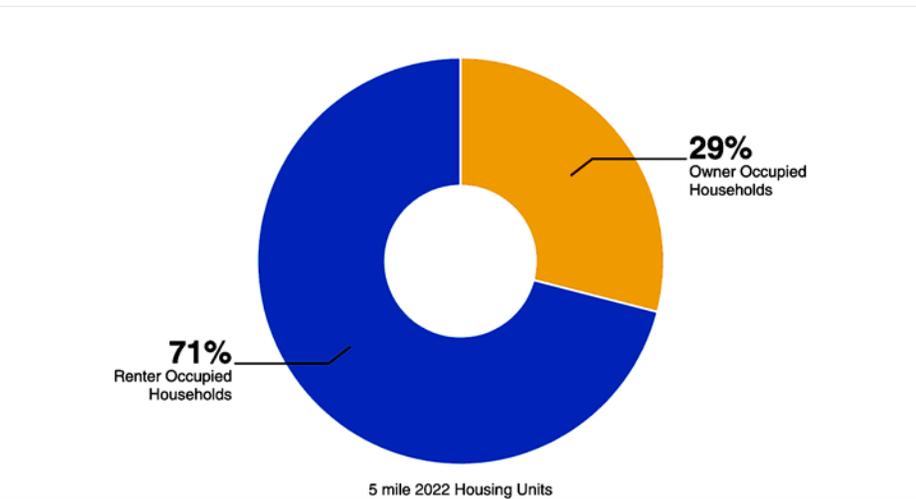
Household Income



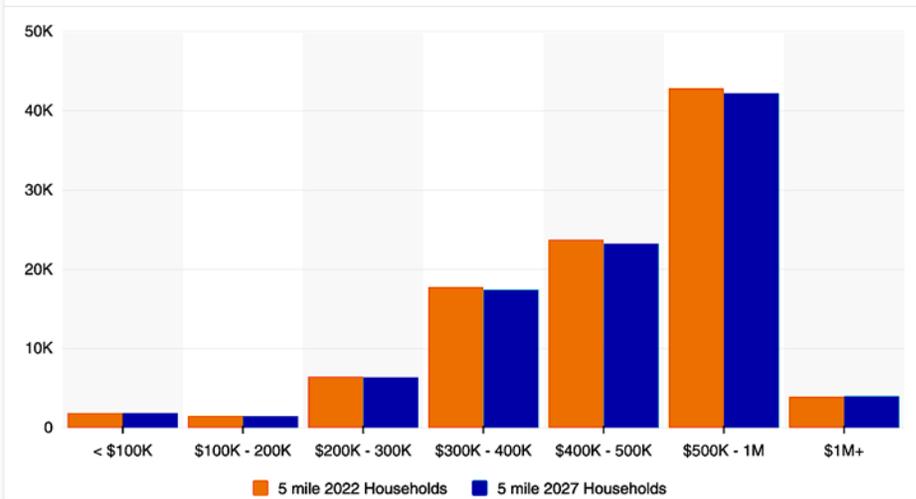
Household Income By Age



Housing Occupancy



Home Values



902 E 59th Street  
Los Angeles, CA 90001

18,355± SF Building

54,600± SF of Land

Industrial Facility For Lease

Warehouse, Flex, Creative Uses

24'± Clear Height

57± Striped Parking Spaces

**Exclusively offered by**

**Mark D Silverman**

Senior Associate

213.747.0379 office

213.924.7147 mobile

mark@majorproperties.com

Lic. 01310992

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