

Available SF 12,000 SF

Industrial For Lease

Building Size 12,000 SF



Address: 7512 Maie Ave, Los Angeles, CA 90001

Cross Streets: Maie Ave/Florence Ave

Fabulous 2017 Construction Located
Less Than 1/4 From Metro A Line Platform @ Florence Avenue
Clear Span, 22' Clearance, 4 Big GL Doors, 20 Car Parking
400 Amp, 480 Volt, 3 Phase (Expandable to 800 Amps or More)
Previously Used For Dress Manufacturing
Located Within Opportunity Zone

Lease Rate/Mo: \$11,880
Lease Rate/SF: \$0.99
Lease Type: Gross
Available SF: 12,000 SF
Minimum SF: 12,000 SF
Prop Lot Size: POL
Term: 3-5 years w/Periodic COLA's
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced/Paved
Zoning: SP-MU-3

Sprinklered: Yes
Clear Height: 16'-22'
GL Doors/Dim: 4 / 13'x14'
DH Doors/Dim: 0
A: 400 V: 480 O: 3 W: 4
Construction Type:
Const Status/Year Blt: Existing / 2017
Whse HVAC: No
Parking Spaces: 20 / Ratio: 1.7:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 748 SF / 3
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 10/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Outlying Los Angeles
APN#: 6021-019-018,6021-019-022

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

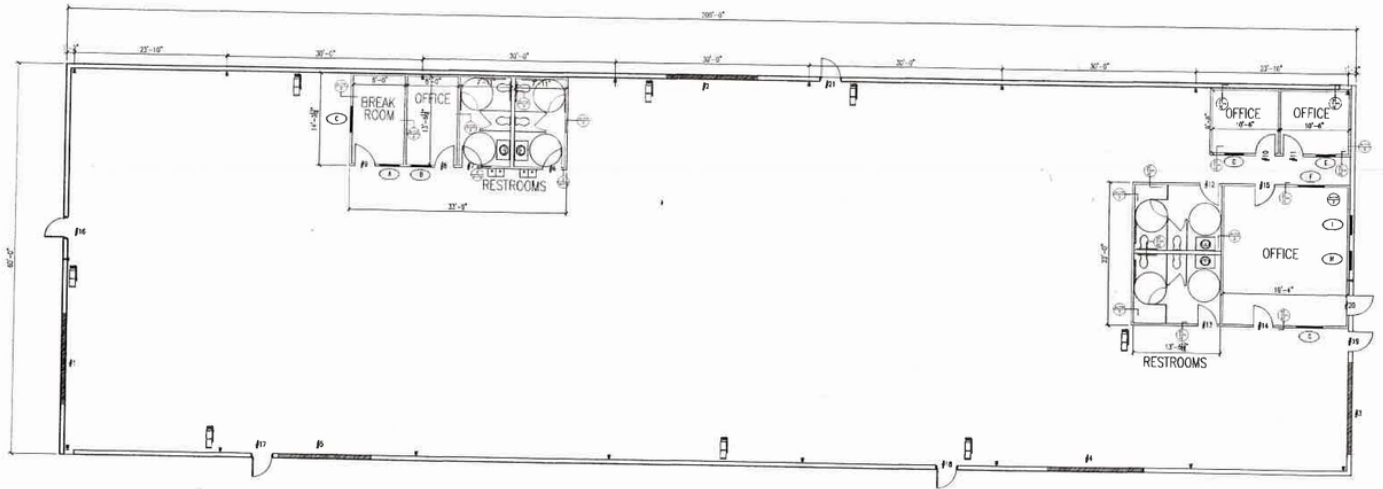
Listing #: 45094610 **Listing Date:** 06/17/2026

Notes: All details must be verified. Roof type: STT. Call broker for commission information.

FTCF: CB250Y175S000



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