

Available SF 16,353 SF

Industrial For Lease & For Sale
Building Size 16,353 SF


TAI NGO, CCIM
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Property Name: I-10 Frontage Industrial
Address: 1760 E 15th St, Los Angeles, CA 90021
Cross Streets: S Alameda St/E 15th St

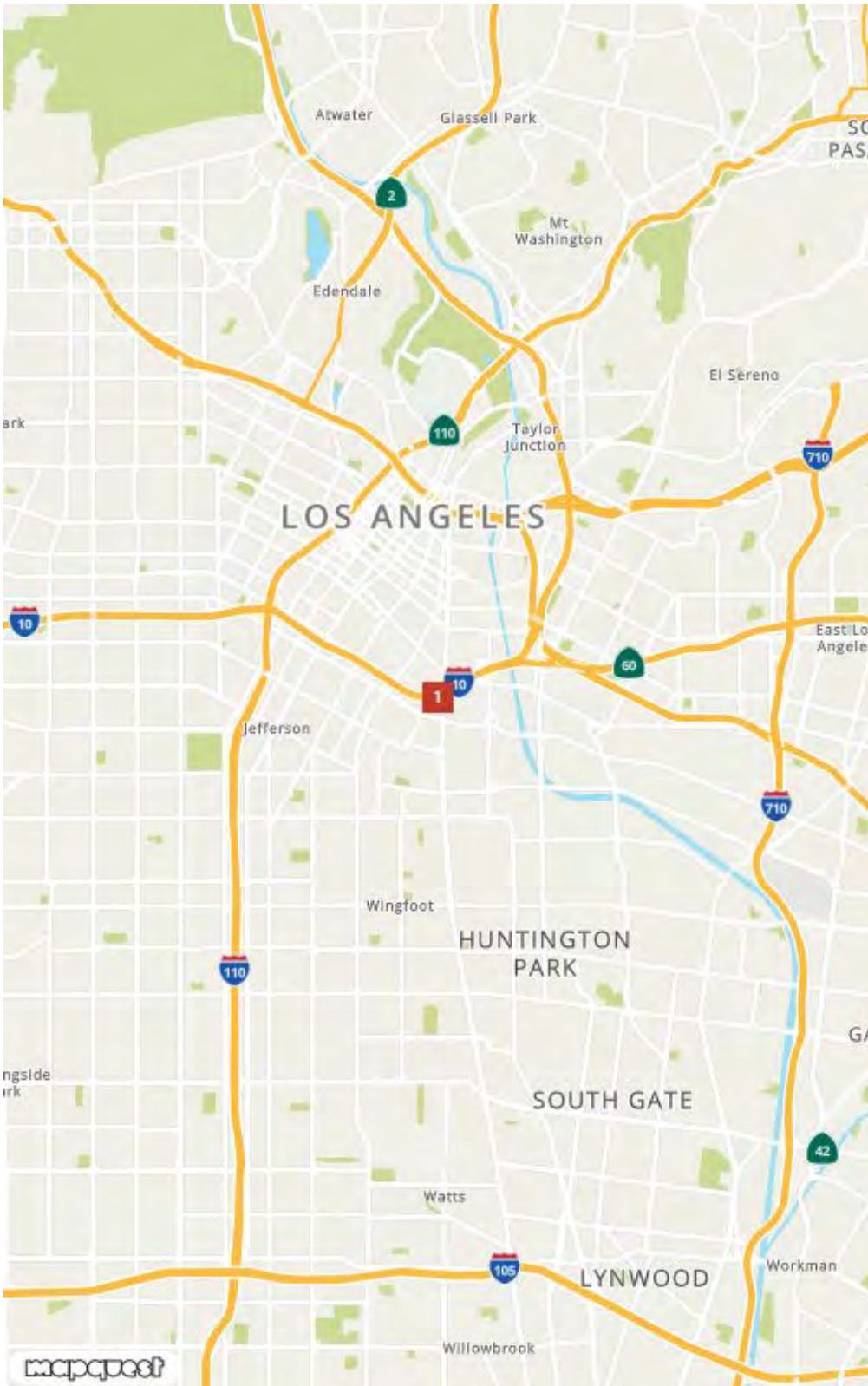
I-10 Frontage Industrial
 Freeway Frontage: Immediate Visibility From the 10 South
 Instant On/Off Freeway Access
 Minutes From The Arts District and Fashion District
 Fenced and Paved for Secure Parking or Staging
 2026 Renovation

Lease Rate/Mo:	\$16,026	Sprinklered:	No	Office SF / #:	2,774 SF
Lease Rate/SF:	\$0.98	Clear Height:	10'	Restrooms:	
Lease Type:	Industrial Gross	GL Doors/Dim:	0	Office HVAC:	Heat & AC
Available SF:	16,353 SF	DH Doors/Dim:	3	Finished Ofc Mezz:	1,710 SF
Minimum SF:	16,353 SF	A: 400 V: 240 O: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	0.40 Ac / 17,484 SF	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1926	Include In Available:	No
Sale Price:	\$4,088,250.00	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	\$250.00	Parking Spaces: 10 / Ratio: 0.6:1/		Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced/Paved	Specific Use:	Warehouse/Office	Market/Submarket:	CBD
Zoning:	MR2-2			APN#:	5167-018-024

Listing Company: Lee & Associates
Agents: [Tai Ngo 562-568-2016](mailto:tngo@lee-associates.com)

Notes: Call broker for commission information. Co-listed with AIR CRE NonMember (Pavit Singh), KW Commercial. For tours or more information contact brokers. Call the broker for commission information.





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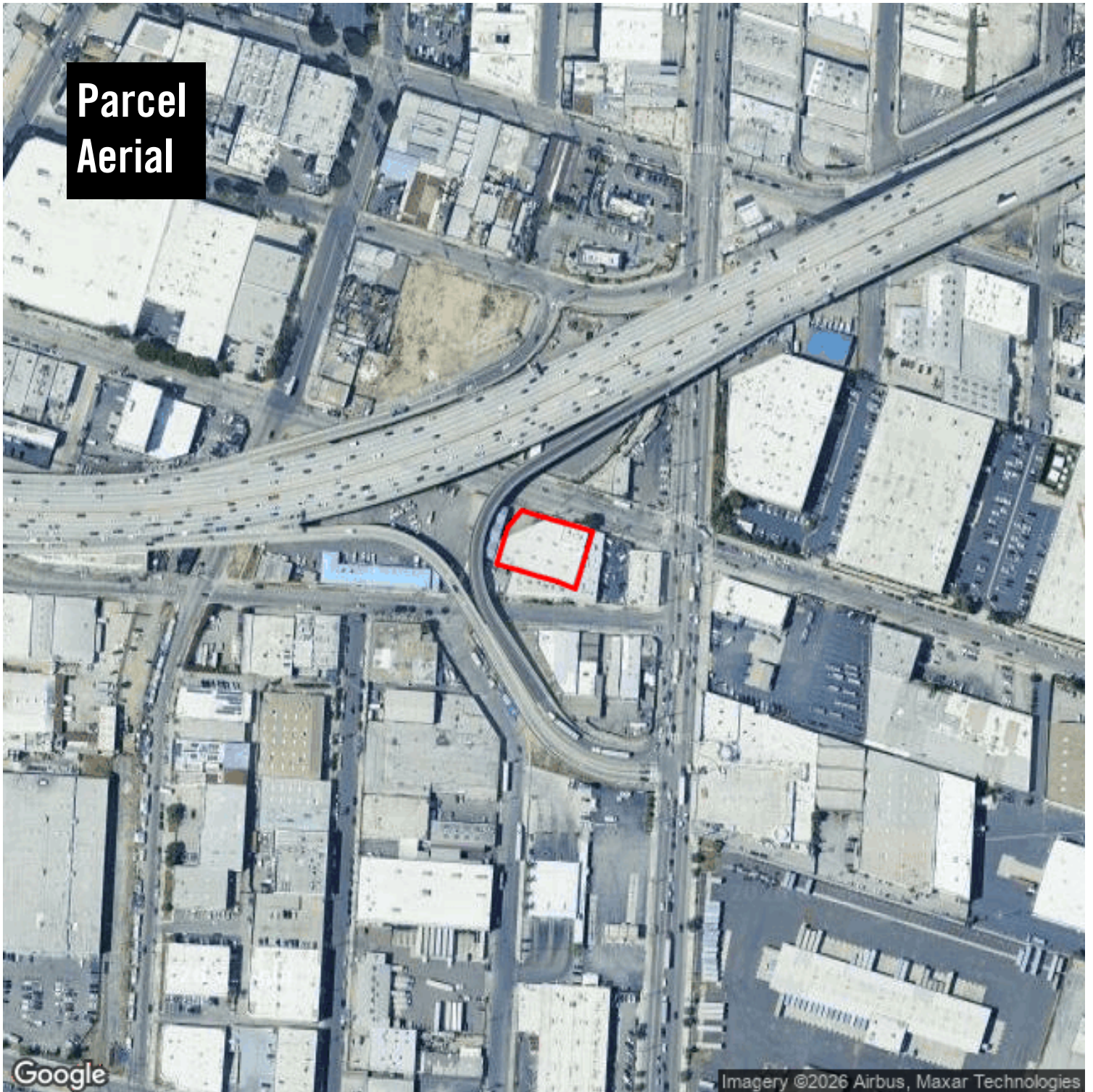


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**Parcel
Aerial**

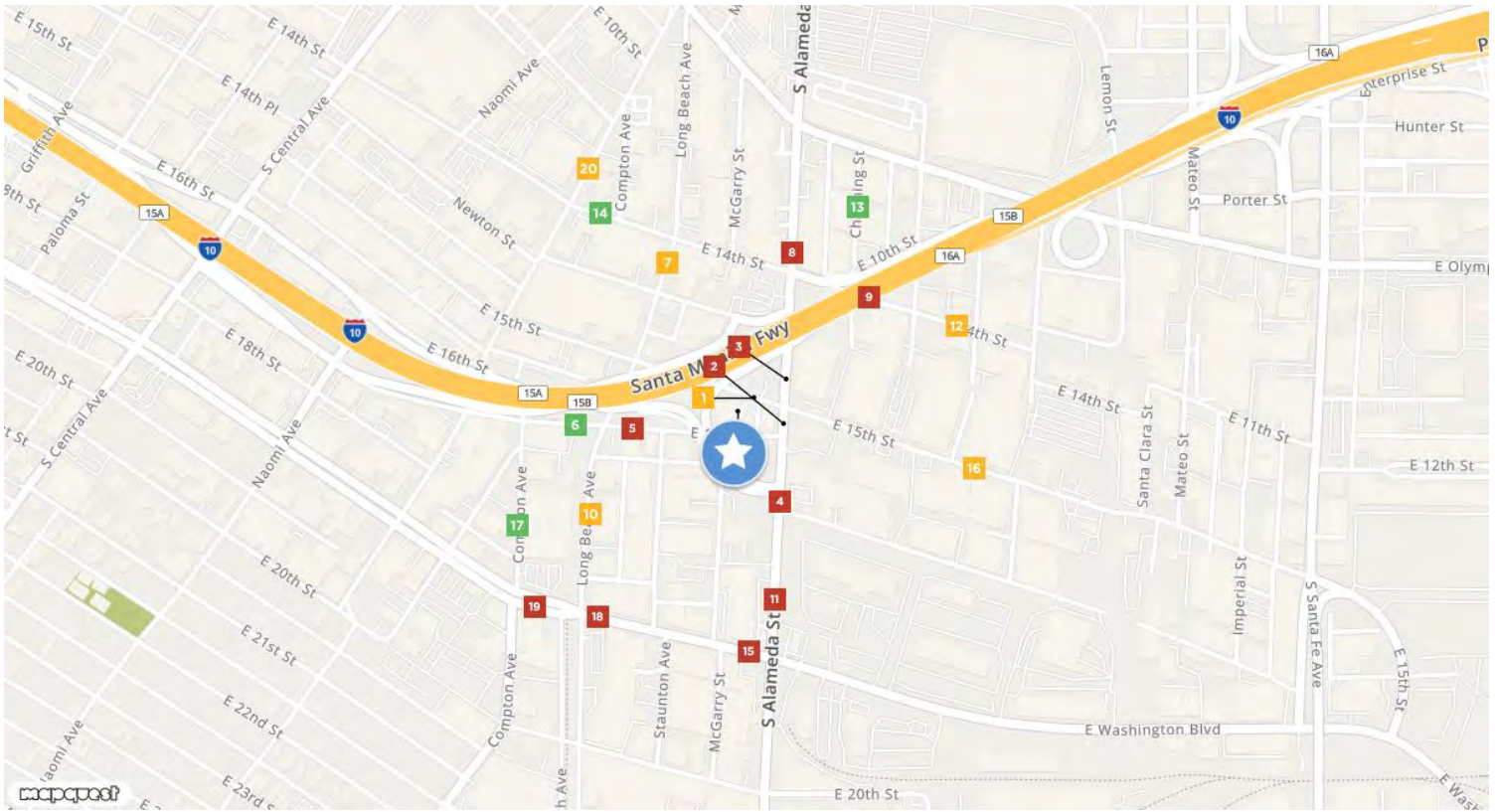


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Traffic Counts



E 15th St 1 S Alameda St Year: 2010 7,383	S Alameda St 2 E 16th St Year: 2010 36,713	S Alameda St 3 E 15th St Year: 2010 38,674	S Alameda St 4 16th St Year: 2002 32,640 Year: 1998 25,000	E 16th St 5 Long Beach Ave Year: 2002 14,138
E 16th St 6 Long Beach Ave Year: 2007 2,587	Long Beach Ave 7 E 14th St Year: 2002 5,174	S Alameda St 8 E 11th St Year: 1996 27,000	E 14th St 9 I- 10 Year: 2013 285,000	Long Beach Ave 10 E 16th St Year: 2008 7,832
S Alameda St 11 16th St Year: 2009 40,990 Year: 2001 18,265	E 14th St 12 Elwood St Year: 2002 6,907	Channing St 13 E Olympic Blvd Year: 2002 2,081	E 14th St 14 Compton Ave Year: 1996 3,468	E Washington Blvd 15 S Alameda St Year: 2001 18,585
E 15th St 16 Santa Clara St Year: 2010 6,744 Year: 2002 3,224	Compton Ave 17 E Washington Blvd Year: 2009 1,253	E Washington Blvd 18 E Long Beach Ave Year: 2009 27,178 Year: 2008 25,170	E Washington Blvd 19 Compton Ave Year: 2009 30,227 Year: 2008 25,209	Hooper Ave 20 E 14th St Year: 2002 7,533

