

FOR LEASE

253 W MARTIN LUTHER KING JR BLVD, LOS ANGELES, CA 90037

±1,400 SF SMALL INDUSTRIAL UNIT



For more information, please contact:

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PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

Park Industrial Realty
800 McGarry St, 5th Floor
Los Angeles, CA 90021
Corporation DRE# 01983713

Executive Summary

This offering presents a rare opportunity to lease approximately **1,400 square feet of clean, functional industrial/flex space** in a highly accessible Central Los Angeles location. The property features a **clear-span layout**, approximately **12-foot clear height**, **one ground-level loading door**, **two restrooms**, and **100-amp, 120-volt, 3-phase power**. The space is also **fully air-conditioned**, providing added comfort and flexibility for a variety of business operations.

Zoned **M1-2**, the property is suitable for a range of uses including **small manufacturing, light industrial, creative/flex, showroom, and potentially retail uses**. Its efficient layout allows tenants to maximize the usable area while maintaining convenient loading and operational functionality.

The property offers excellent access to **Downtown Los Angeles, USC, and surrounding Central Los Angeles markets**, making it well positioned for businesses seeking a centrally located and affordable small industrial space. Opportunities of this size and configuration are increasingly difficult to find in the immediate market.

Property Details

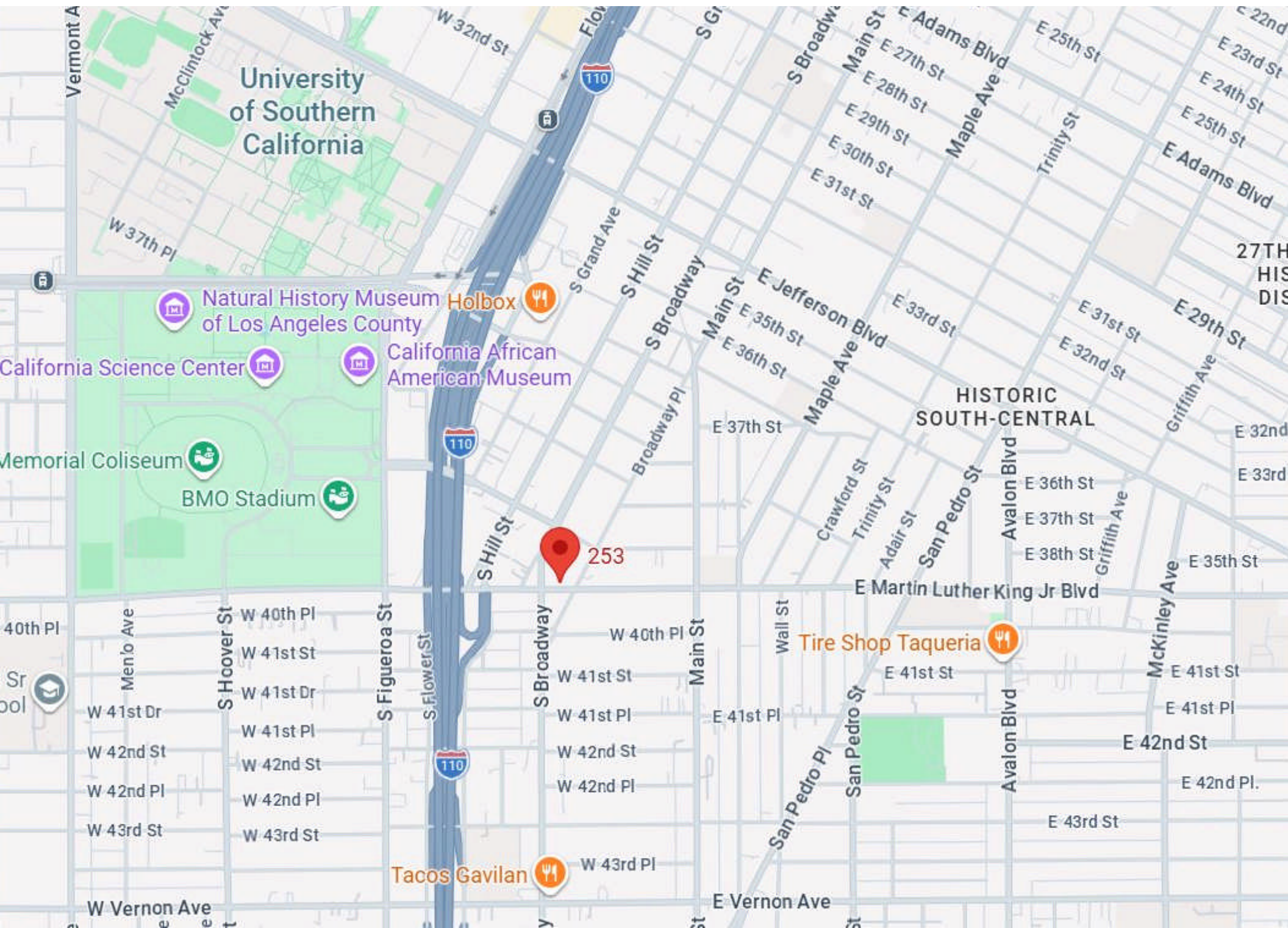
Available SF:	1,400 SF
Year Built:	1924
Min Clear Height:	12'
Loading:	1 Ground Level Door
Power:	100 amps, 120 volts, 3 phase
# Restrooms:	2
Air Conditioned:	Yes
Zoning:	M1-2
Lease Rate:	\$2,000 per month (\$1.43/SF) gross

All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Buyer/Lessee must verify all information.

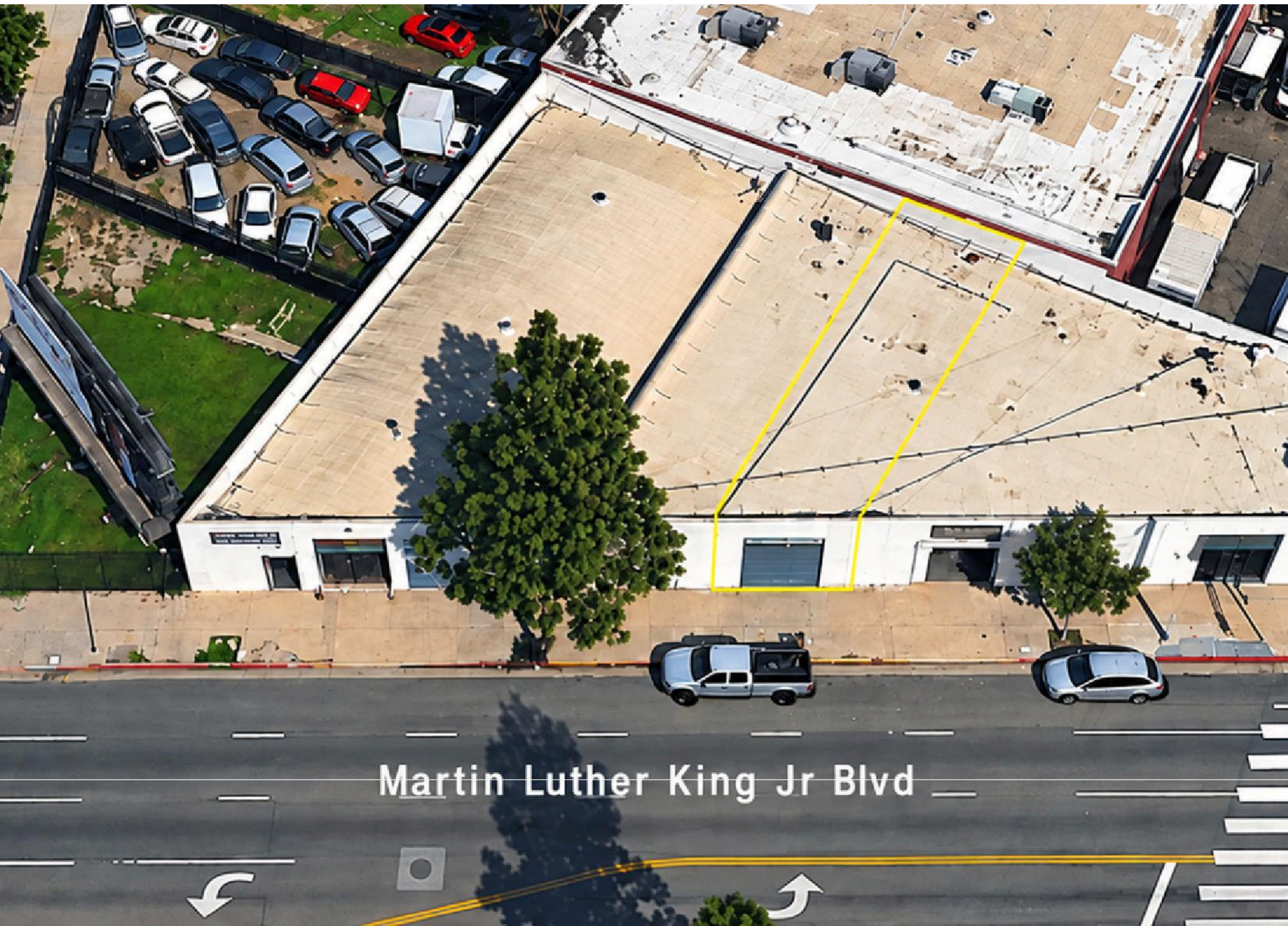
Property Highlights

- Clean, Bright & Well-Maintained Space
- Fully Air-Conditioned
- Clear-Span Layout for Maximum Usability
- Approximately 12' Clear Height
- M1-2 Zoning – Suitable for a Variety of Uses
- Ideal for Small Manufacturing, Light Industrial, Creative/Flex or Showroom Uses
- Potential Retail Opportunity
- Excellent Access to Downtown Los Angeles, USC & Surrounding Central LA Markets
- Rare Small Industrial Space in a Highly Accessible Location

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