

Available SF 6,640 SF Industrial For Lease Building Size 6,640 SF



Address: 3209 S Main St, Los Angeles, CA 90007
Cross Streets: Jefferson Blvd/Main St

Fabulous Downtown Industrial Facility
19' Clear Height/Foil
1,540 SF Deluxe Offices, 400 Amps, 3PH + 400 Amps, 1PH
+/- 4,000 SF Fenced Parking Area With Automatic Gate

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|---|--|------------------------------------|
| Lease Rate/Mo: \$8,964 | Sprinklered: No | Office SF / #: 1,540 SF / 5 |
| Lease Rate/SF: \$1.35 | Clear Height: 19' | Restrooms: 2 |
| Lease Type: Gross | GL Doors/Dim: 1 / 8x14 | Office HVAC: Heat & AC |
| Available SF: 6,640 SF | DH Doors/Dim: 0 | Finished Ofc Mezz: 750 SF |
| Minimum SF: 6,640 SF | A: 400 V: 240 O: 3 W: 4 | Include In Available: Yes |
| Prop Lot Size: 0.23 Ac / 10,230 SF | Construction Type: Concrete | Unfinished Mezz: 0 SF |
| Term: 3-5 Year + Increases | Const Status/Year Blt: Existing / 1976 | Include In Available: No |
| Sale Price: NFS | Whse HVAC: No | Possession: 11/01/2024 |
| Sale Price/SF: NFS | Parking Spaces: 10 / Ratio: 1.5:1/ | Vacant: No |
| Taxes: | Rail Service: No | To Show: Call broker |
| Yard: Fenced/Paved | Specific Use: Light Industrial | Market/Submarket: CBD |
| Zoning: M1-2 | | APN#: 5122006028 |
| Listing Company: Sterling Industrial Realty, Inc | | |
| Agents: Brad Harris 213-448-3313 | | |
| Listing #: 41156730 | Listing Date: 09/27/2024 | FTCF: CB250N000S000/A0AA |
| Notes: 2nd power panel 400A, 120/240V, 1PH. Lessee to independently verify all information herein. | | |