

Available SF 14,700 SF Industrial For Lease Building Size 14,700 SF



Address: 1349 Channing St, Los Angeles, CA 90021
Cross Streets: Channing St/E Olympic Blvd

Creative Clean Warehouse / Former High-End Garment Use
 Excellent Fwy Access; Near the 10 Fwy On/Off Ramps
 Four (4) Ground Level Loading Doors
 Air-Conditioned Warehouse & Offices (Partial HVAC in Whse)
 14'-25' Clear /Exposed Brick/Excellent Natural Light
 Close to Arts District & Garment District

Lease Rate/Mo: \$19,845	Sprinklered: No	Office SF / #: 1,500 SF / 5
Lease Rate/SF: \$1.35	Clear Height: 14'-25'	Restrooms: 3
Lease Type: Gross	GL Doors/Dim: 4	Office HVAC:
Available SF: 14,700 SF	DH Doors/Dim: 0	Finished Ofc Mezz: 820 SF
Minimum SF: 14,700 SF	A: 600 V: 120/240 O: W: 3	Include In Available: Yes
Prop Lot Size: 0.34 Ac / 15,028 SF	Construction Type: Masonry	Unfinished Mezz: 0 SF
Term: 3-5 Years	Const Status/Year Blt: Existing / 1934R25	Include In Available: No
Sale Price: NFS	Whse HVAC: Yes	Possession: 03/01/2026
Sale Price/SF: NFS	Parking Spaces: 5 / Ratio: 0.3:1/	Vacant: No
Taxes:	Rail Service: No	To Show: Call broker
Yard: No	Specific Use: Warehouse/Office	Market/Submarket: CBD
Zoning: M3	Listing Date: 01/30/2026	APN#: 5166-026-005,5166-026-004
Listing #: 44248987		