



**2651 E 12TH ST &
2650 E OLYMPIC BLVD**
LOS ANGELES | CALIFORNIA 90023

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

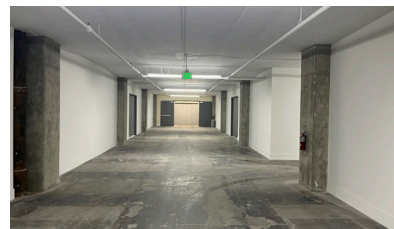
18 INDUSTRIAL UNITS LEASED MORE UNITS AVAILABLE



PROPERTY HIGHLIGHTS

- **Competitively Priced**
(Call Broker to Discuss Attractive Pricing)
- **Small Units Ranging from ±970 SF to ±11,172 SF -**
Can be Combined for Larger SF
(Call Broker with your Requirement)
- **Dock High Loading with Direct Access to Freight Elevators**
- **Potential for eCommerce, Distribution, Drop Storage, Assembly, Packaging and Production**
(Subject to City Approval)
- **Central Downtown LA Location with Quick Access to the 5, 10, 110, 60, 101 & 710 Freeways**
- **Minutes to Vernon and Commerce Sub-Markets**
- **Larger Industrial Units (±20,000 SF up to ±150,000 SF) are also Available** (Call Broker with Your Requirement)

NEWLY BUILT OUT MULTI-TENANT INDUSTRIAL UNITS IN DOWNTOWN LOS ANGELES



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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Tenants should consult with their independent advisors to determine if the property is suitable for their needs.



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AVAILABLE UNIT SUMMARY

| | FLOOR/SUITE | APPROXIMATE SF AVAILABLE* | RATE PSF |
|-----------------------|----------------|---------------------------|-------------------|
| 5 th Floor | 502 | ±4,715 SF | TBD |
| | 503 | ±4,922 SF | TBD |
| | 501 | ±5,159 SF | LEASED |
| | 510 | ±5,400 SF | TBD |
| | 509A | ±6,836 SF | TBD |
| 6 th Floor | 616 | ±970 SF | TBD |
| | 611 | ±2,247 SF | LEASED |
| | 617 | ±5,167 SF | TBD |
| | 621 | ±5,229 SF | TBD |
| | 613 | ±5,707 SF | TBD |
| | 612 | ±6,193 SF | TBD |
| | 614 | ±6,340 SF | TBD |
| | 622 | ±6,558 SF | TBD |
| | 615 | ±6,796 SF | TBD |
| | 619 | ±8,885 SF | TBD |
| | 618 | ±8,890 SF | TBD |
| | 620 | ±11,172 SF | TBD |

NOTE: All measurements and sizes are approximate. Tenant should independently verify with a licensed architect and the City of Los Angeles the permitted square footage prior to lease execution. Owner currently working on the elevators. Not all elevators are currently operating

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