

# 3316-3328 S Main St

3316-3328 S Main St, Los Angeles, CA 90007



Presented By:  
Los Angeles Commercial Partners



# 3316-3328 S Main St

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Property Details

This ideal campus zoned for distribution, and manufacturing, licensed cannabis business; general zoning is M1-2 and falls within an Enterprise Zone. Newly refinished interior perfectly suitable for high end industrial or professional (showroom, design studios, etc.) type business uses- consists of 3 buildings & 2 gated parking lots with 80 total spaces

3316 S Main St and 3326 S Main St each have 3 floors + basement of leasable area

3316 S Main St and 3326 S Main St are connected by an interior walkway

Located minutes from Downtown Los Angeles and centralized near 7 freeways

3316 S Main St (Situated directly north of 3326 S Main): floors are 12,500 sq ft

Rates for available spaces (per square foot per month): Ground floor \$1.35, 2nd floor \$1.20, basement \$0.98

Power service: 3 phase – 1,000-amp, single phase - 400 amp (with solar subsidization)

Serviced by 5,000 LB capacity freight elevator

Dock high loading from adjacent lot allows for loading within a few steps of the freight elevator.

3326 S Main St (immediate NE corner of Jefferson and Main): floors are 4,500 sq ft

Rates for available spaces (per square foot per month): 2nd floor \$1.20, 3rd floor (divided into 3 office units) \$1.30, basement \$0.98

Power service: 3 phase – 400-amp, single phase - 200 amp

Serviced by 3,000 LB capacity freight elevator

SF based on sources deemed reliable by Broker. Broker makes no guarantees. Tenant to verify.

**Price: \$14.40 - \$16.20 /SF/YR**

- Fenced Lots with 80+ parking space!
- Beautifully refinished interior
- Multiple options and sizes to accommodate nearly any need!
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Ground floor industrial, open spaces in upper levels for office or warehouse use, finished office space and basement storage space also available.

View the full listing here: <https://www.loopnet.com/Listing/3316-3328-S-Main-St-Los-Angeles-CA/24911447/>

Rental Rate:	\$14.40 - \$16.20 /SF/YR
Total Space Available:	16,550 SF
Min. Divisible:	800 SF
Max. Contiguous:	7,800.00 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area	74,000 SF
:	
Year Built:	1925
Rental Rate Mo:	\$1.20 /SF/MO

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## Listing spaces

### Basement Ste A-

Space Available: 800 - 5,000 SF  
Rental Rate: \$14.40 /SF/YR  
Contiguous Area: 5,000 SF  
Date Available: Now  
Service Type: Triple Net (NNN)  
Space Type: Sublet  
Space Use: Flex  
Lease Term: Negotiable

Basement can be divided into smaller units for storage situations. 1.20 per foot for the entire floor, rate would increase as size decreases. 3326 S Main St (immediate NE corner of Jefferson and Main): floors are 5,000 sq ft Power service: 3 phase – 400-amp, single phase - 200 amp Serviced by 3,000 LB capacity freight elevator

### 1st Floor Ste B

Space Available: 3,750 SF  
Rental Rate: \$16.20 /SF/YR  
Date Available: 60 Days  
Service Type: Triple Net (NNN)  
Space Type: Sublet  
Space Use: Industrial

## 2nd Floor Ste A2

Space Available:	5,300 SF
Rental Rate:	\$14.40 /SF/YR
Contiguous Area:	7,800 SF
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Standard Office
Space Type:	Sublet
Space Use:	Office
Lease Term:	Negotiable

Second floor unit with distributed power throughout the open floor space. Recently refurbished with vinyl plank flooring and exposed, refinished brick walls. Stylish interior for either office or light industrial/creative type uses. 3326 S Main St (immediate NE corner of Jefferson and Main); floors are 4,500 sq ft Power service: 3 phase – 400-amp, single phase - 200 amp Serviced by 3,000 LB capacity freight elevator

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## Listing spaces

### 3rd Floor Ste A3

Space Available:	1,500 - 2,500 SF
Rental Rate:	\$14.40 /SF/YR
Contiguous Area:	7,800 SF
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Standard Office
Space Type:	Sublet
Space Use:	Office
Lease Term:	Negotiable

Third floor is divided into 3 office spaces. To be combined or leased individually in 800, 1200, or even the entire floor. 3326 S Main St (immediate NE corner of Jefferson and Main): floors are 5,300 sq ftPower service: 3 phase – 400-amp, single phase - 200 amp Serviced by 3,000 LB capacity freight elevator

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## Location



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## Property Photos



Primary Photo



Building Photo



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## Property Photos



Building Photo



Building Photo

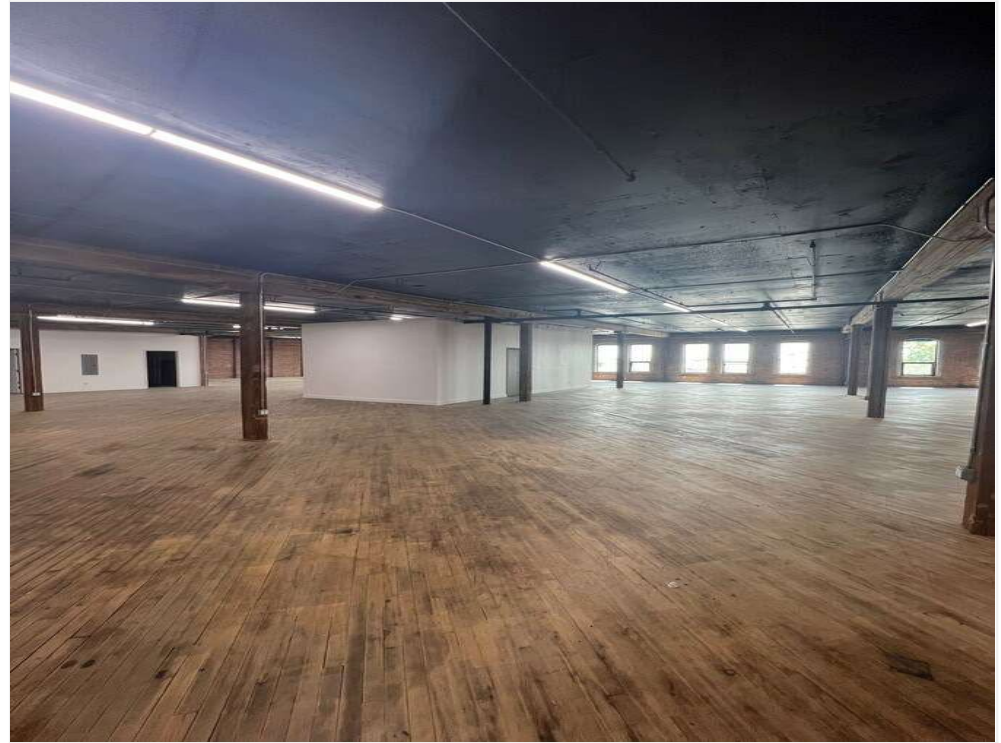
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## Property Photos



Interior Photo



Interior Photo

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Interior Photo



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## Property Photos



Basement



Building B

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