

Available SF 34,833 SF

Industrial For Lease & For Sale

Building Size 34,833 SF



Address: 3216 S Broadway / 116 W 32nd St, Los Angeles, CA 90007

Cross Streets: S Broadway/E Jefferson Blvd

Exceptional DTLA Location on Major Street
19' Truss Height, Fully Sprinklered, Ceiling Foil
400 & 200 Amps, 3 Phase Power, 4 GL Doors
Large Fenced Yard with Dual Street Access and Automatic Gates
±6,105 Sq. Ft. Refurbished Office Area and Five (5) Restrooms
Divisible to 27,833 SF

Lease Rate/Mo:	\$27,170	Sprinklered:	Yes	Office SF / #:	6,105 SF / 5
Lease Rate/SF:	\$0.78	Clear Height:	12'-19'	Restrooms:	5
Lease Type:	Gross	GL Doors/Dim:	4 / 2 (12'x12'), (12'x10'), (12'x14')	Office HVAC:	Heat & AC
Available SF:	34,833 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	2,902 SF
Minimum SF:	27,733 SF	A: 400 V: 240 O: 3 W:		Include In Available:	Yes
Prop Lot Size:	0.96 Ac / 41,935 SF	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	3-5 Years Plus Increases	Const Status/Year Blt:	Existing / 1973	Include In Available:	No
Sale Price:	TBD	Whse HVAC:		Possession:	Now
Sale Price/SF:	TBD	Parking Spaces: 26 / Ratio: 0.7:1		Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	CBD
Zoning:	M1-2			APN#:	5122-006-025,5122-006-005

Listing Company: Sterling Industrial Realty, Inc

Agents: [Brad Harris 213-448-3313](mailto:bharris@sterlingprops.com)

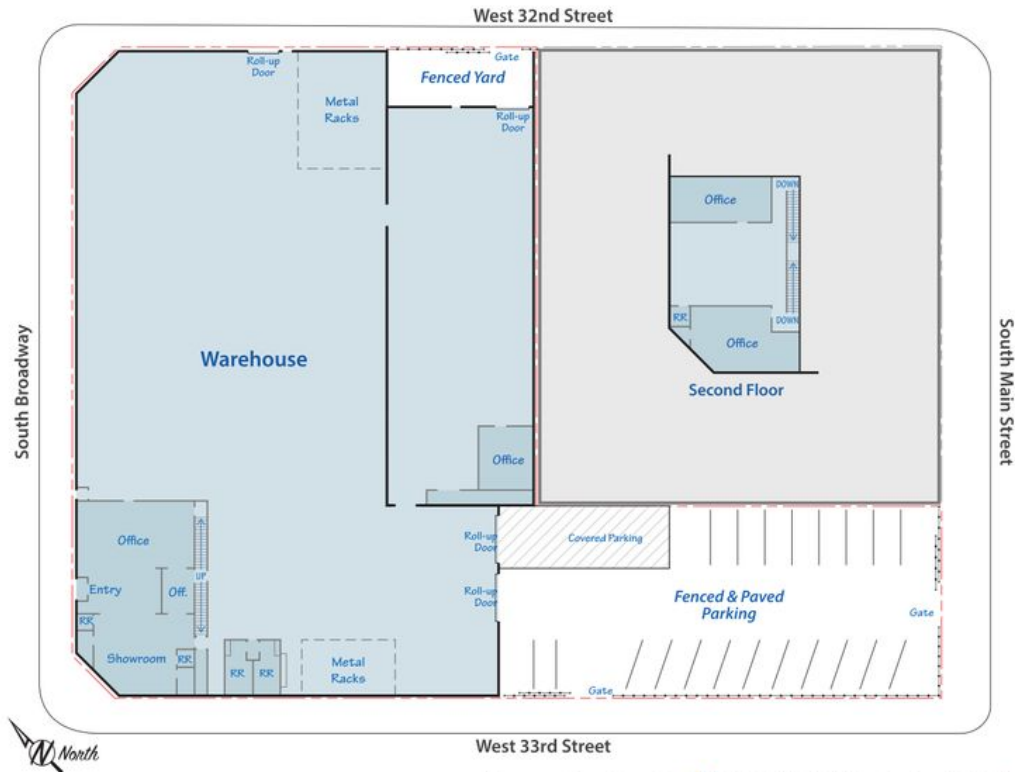
Listing #: 44168633

Listing Date: 01/16/2026

FTCF: CB250Y175S250/A0AA

Notes: Building Areas: 3216 S. Broadway - (27,733 SF / 19' truss / Blt: 1973), 116 W. 32nd Street (7,100 SF / 12' truss / Blt: 1946). Lessee/Buyer should independently verify all information stated herein. Contact Broker at 213-448-3313 or bharris@sterlingprops.com for showings.

3216 S Broadway & 133 W 32nd St., Los Angeles, CA 90007



Contact Exclusive Agent:

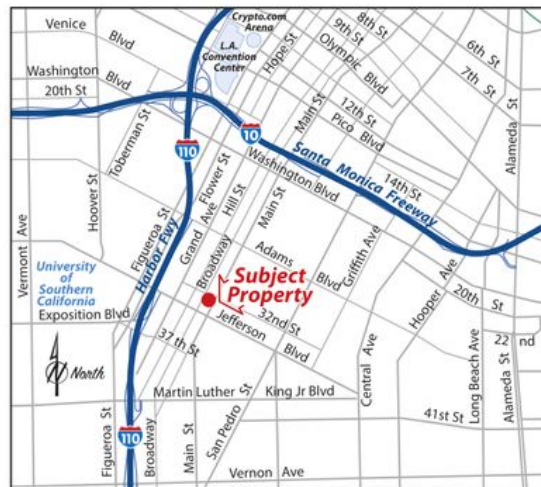
Brad S. Harris

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The information contained herein is from sources we believe to be reliable but, we do not guarantee its accuracy. All measurements & dimensions are approximations and are not to scale. Clients are encouraged to verify their accuracy.