

Available SF 34,833 SF

Industrial For Lease &amp; 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

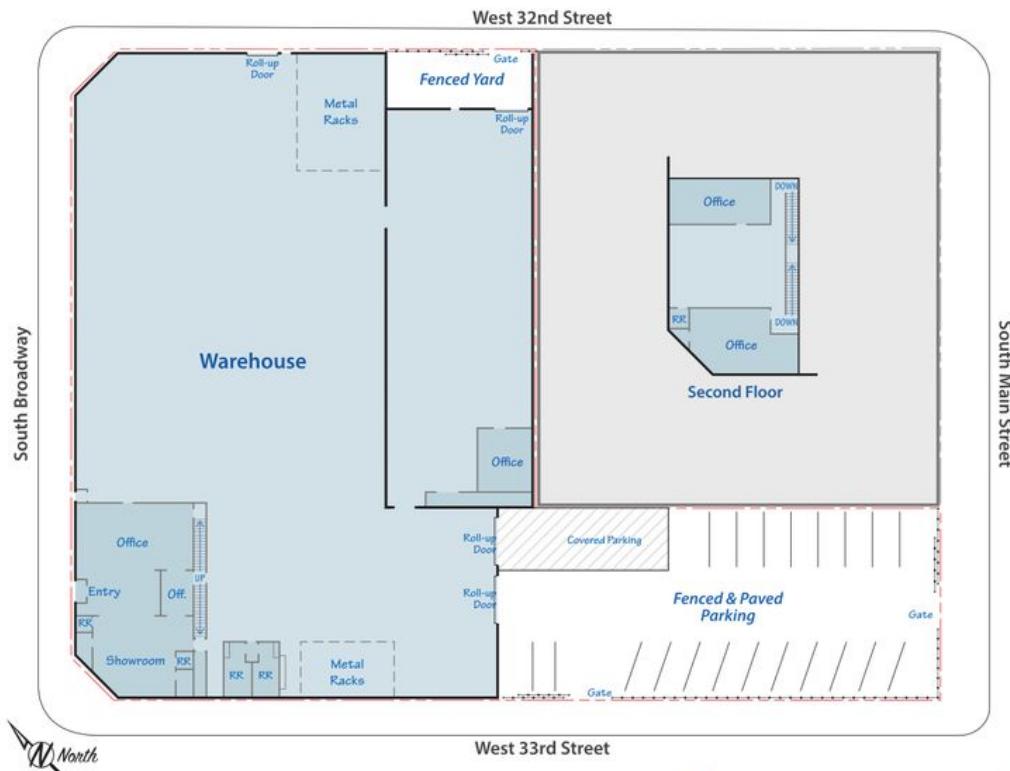
[Brad Harris 213-448-3313](tel:213-448-3313)
**Listing #:** 44168633

**Listing Date:** 01/16/2026

**FTCF:** CB250Y175S250/AOAA

**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](mailto:bharris@sterlingprops.com) for showings.

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



**STERLING**  
INDUSTRIAL REALTY, INC.

Contact Exclusive Agent:

**Brad S. Harris**

bharris@sterlingprops.com

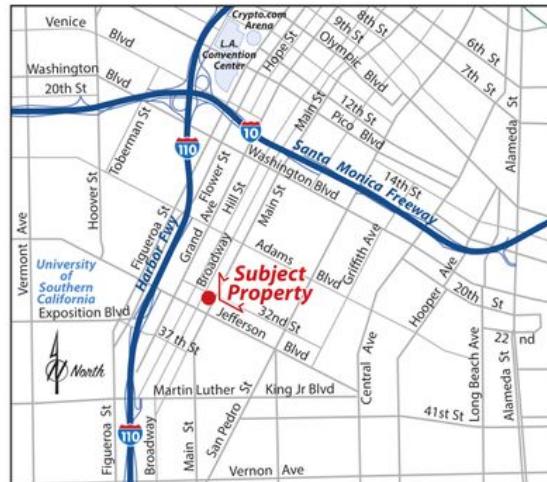
Cell: 213-448-3313

**213-483-3601**

1625 W. Olympic Blvd.

Suite 735

Los Angeles, CA 90015



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.

**STERLING**  
INDUSTRIAL REALTY, INC.

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