

2900  
EAST 11TH STREET

LOS ANGELES, CA



**FOR LEASE**

**±18,240 SF BUILDING SITUATED ON ±33,325 SF OF LAND**

 **CUSHMAN & WAKEFIELD**  
GILL | BURNS | YOO



Recently  
Refurbished Dock  
High Warehouse



Well Maintained  
and Move-In Ready  
Condition



Large Fenced Yard  
Area for Excess  
Parking and Storage



Capacity to  
Accommodate  
Multiple 53'  
Containers



Immediate  
Access to East LA  
Interchange and  
Freeways




Abundance of  
Natural Light  
in Office and  
Warehouse Area

# HIGHLIGHTS



 **TOTAL BUILDING**  
±18,240 SF


 **LAND SIZE**  
±33,325 SF  
(±0.76 AC)

 **OFFICE SIZE**  
±3,897 SF

 **YEAR BUILT**  
1930

 **CLEAR HEIGHT**  
±12'

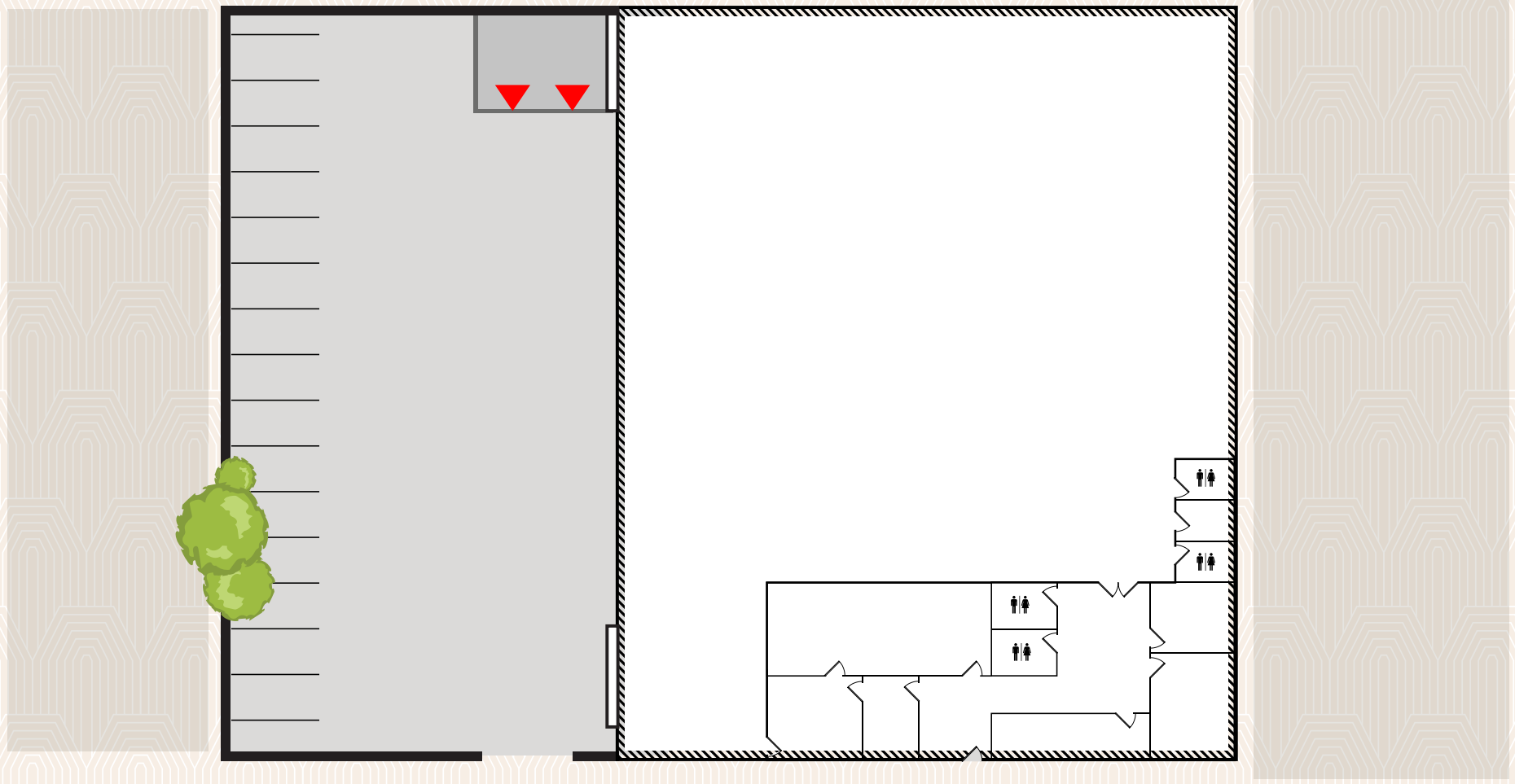
 **POWER**  
200 AMPS

 **LOADING**  
2 DH / 1 GL

 **PARKING**  
±28 SPACES

 **ZONING**  
M3

# SPECIFICATIONS



**E 11TH STREET**

 DOCK HIGH

NOTE: \* THE ABOVE SITE PLAN IS NOT TO SCALE AND SIZES ARE APPROXIMATE - FOR DISCUSSION PURPOSES ONLY

# SITE PLAN





**2900**  
EAST 11TH STREET

### POPULATION

**3,398,405**  
Within a 10 Mile Radius of Property

<b>\$87,526</b> Avg. Household Income	<b>37.4</b> Median Age	<b>26%</b> College Degrees

### DRIVING DISTANCE FROM PROPERTY

CHINATOWN:	3 MILES
DOWNTOWN:	4 MILES
KOREATOWN:	6 MILES
PASADENA:	11 MILES
BEVERLY HILLS:	12 MILES
LAX:	17 MILES
PORT OF LONG BEACH:	21 MILES

# ACCESSIBILITY

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