



**Address:** 1249 E 58th Pl, Los Angeles, CA 90011

**Cross Streets:** S Hooper Ave/E 58th Pl

Sublease Through 9/30/2028

Great Building For Manufacturing or Distribution  
Wonderful Recent Refurbishment - Amenities Included:  
3 Dock Loading Positions, Grade Level Loading Via Ramp  
Sprinklers, Foil Insulation, Fenced Parking For 17 Cars  
3,000 SF Bonus Storage Mezzanine

<b>Lease Rate/Mo:</b>	\$17,222	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	353 SF / 3
<b>Lease Rate/SF:</b>	\$0.99	<b>Clear Height:</b>	14'-18'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross / Op. Ex: \$0.03	<b>GL Doors/Dim:</b>	1 / 8'x12'	<b>Office HVAC:</b>	None
<b>Available SF:</b>	17,396 SF	<b>DH Doors/Dim:</b>	3 / (1) 28'x14'	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	17,396 SF	<b>A: 200 V: 240 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Masonry	<b>Unfinished Mezz:</b>	3,000 SF
<b>Term:</b>	Sublease Through 9/30/2028	<b>Const Status/Year Blt:</b>	Existing / 1969	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	60 Days
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 17 / Ratio:</b>	1.0:1	<b>Vacant:</b>	No
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced / Paved	<b>Specific Use:</b>	Manufacturing	<b>Market/Submarket:</b>	Outlying Los Angeles
<b>Zoning:</b>	SP - Industrial Mix			<b>APN#:</b>	6008002009,6008002011,60

**Listing Company:** Dorin Realty Company

**Agents:** [Mark Whitman 213-627-0007](mailto:MarkWhitman@dorinrealty.com)

**Listing #:** 42952705

**Listing Date:** 07/11/2025

**FTCF:** CB250N000S000

**Notes:** All details must be verified. Parking in lot to South side of East 58th Place. CAM Fees: \$0.025 PSF. Additional storage area and parking may be available. Minutes from DTLA with great proximity to 110 Fwy ramps.



**Mark Whitman**  
mwhitman@dorinrealty.com  
213-627-0007