

Available SF 17,396 SF

Industrial For Sublease

Building Size 24,188 SF

**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

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|-------------------------|--|-------------------------|-------------------|-----------------------|--------------------------|
| Lease Rate/Mo: | \$17,222 | Sprinklered: | Yes | Office SF / #: | 353 SF / 3 |
| Lease Rate/SF: | \$0.99 | Clear Height: | 14'-18' | Restrooms: | 2 |
| Lease Type: | Gross / Op. Ex: \$0.03 | GL Doors/Dim: | 1 / 8'x12' | Office HVAC: | None |
| Available SF: | 17,396 SF | DH Doors/Dim: | 3 / (1) 28'x14' | Finished Ofc Mezz: | 0 SF |
| Minimum SF: | 17,396 SF | A: 200 V: 240 O: 3 W: 4 | | Include In Available: | No |
| Prop Lot Size: | POL | Construction Type: | Masonry | Unfinished Mezz: | 3,000 SF |
| Term: | Sublease Through 9/30/2028 | Const Status/Year Blt: | Existing / 1969 | Include In Available: | No |
| Sale Price: | NFS | Whse HVAC: | No | Possession: | 60 Days |
| Sale Price/SF: | NFS | Parking Spaces: | 17 / Ratio: 1.0:1 | Vacant: | No |
| Taxes: | | Rail Service: | No | To Show: | Call broker |
| Yard: | Fenced / Paved | Specific Use: | Manufacturing | Market/Submarket: | Outlying Los Angeles |
| Zoning: | SP - Industrial Mix | | | APN#: | 6008002009,6008002011,60 |
| Listing Company: | Dorin Realty Company | | | | |
| Agents: | Mark Whitman 213-627-0007 | | | | |
| 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
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