

Available SF 7,030 SF

Industrial For Lease
Building Size 19,080 SF

Address: 150 E 58th St, Los Angeles, CA 90011

Cross Streets: S Main St/E 58th St

Dock-High Industrial Unit for Lease
 Immediate 110 Fwy Access - M1 Zoning
 600 Amps Power to Building - Submetered Units
 Additional Units Possible (19,080 SF Total Bldg)
 Property Also Available for Sale (\$188 PSF)

Lease Rate/Mo:	\$6,679	Sprinklered:	No	Office SF / #:	574 SF / 4
Lease Rate/SF:	\$0.95	Clear Height:	11'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	0	Office HVAC:	None
Available SF:	7,030 SF	DH Doors/Dim:	1	Finished Ofc Mezz:	0 SF
Minimum SF:	7,030 SF	A: 600 V: 120/240 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1945	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	/ Ratio:	Vacant:	No
Taxes:	\$29,711 / 2023	Rail Service:	No	To Show:	Call broker
Yard:	No	Rail Service:	No	Market/Submarket:	Outlying Los Angeles
Zoning:	M1-1-CPIO	Specific Use:	Warehouse/Distribution	APN#:	5101022001

Listing Company: Lee & Associates
Agents: [Mattison Behr 818-434-9116](mailto:mbehr@lee-associates.com), [Tony Naples 818-395-4373](mailto:tonyn@lee-associates.com)

Listing #: 41464921 **Listing Date:** 11/18/2024 **FTCF:** CB000N000S000

Notes: Call brokers for commission information. Tenant to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes. Tenant to obtain business license and confirm zoning and use.



**FOR
LEASE**

±7,030^{SF} INDUSTRIAL UNIT ON POL OF LAND

150 E 58TH ST | UNIT 150 | LOS ANGELES, CA 90011

**LEE &
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COMMERCIAL REAL ESTATE SERVICES



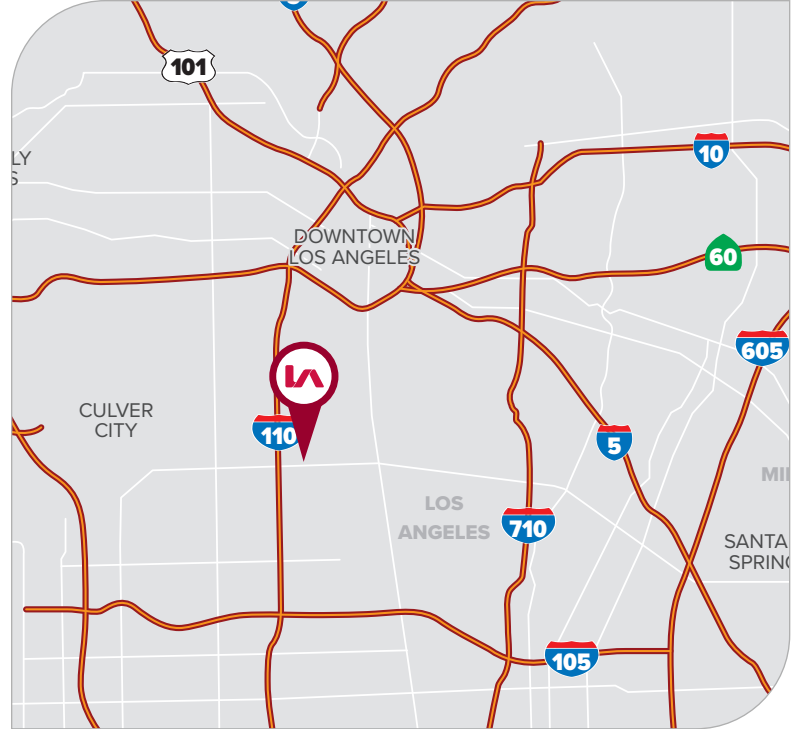
PROPERTY HIGHLIGHTS

- Dock-High Industrial Unit For Lease
- Immediate 110 Fwy Access @ Slauson Ave
- 600 Amps Powered to Bldg. – Submetered
- Immediate Possession – Flexible Term
- 1–2 Addl. Units Possible (19,080 SF Bldg.)
- Competitive Gross Lease Rate @ \$0.95/SF Gross
- Property Also Available For Sale (\$188/SF)

RATE SUMMARY

LEASE RATE

\$0.95 PSF GRS
(\$6,679 / MO)



FOR MORE INFORMATION, PLEASE CONTACT



MATTISON BEHR

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TONY NAPLES

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Lee & Associates® Los Angeles, Inc. | CORP ID 02174865

1201 N Main St, Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

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PROPERTY SUMMARY

UNIT 150 SF	±7,030 SF	POWER	600 Amps (Submetered)	LOADING DOORS	1 Dock-High Door
TOTAL BUILDING SF	±19,080 SF	CLEAR HEIGHT	11' Clear Height	ZONING	LAM1-1-CP10*
TOTAL LAND SF	±21,120 SF	ACCESSIBILITY	0.5 Miles to 110 Fwy	APN	5101-022-001
OFFICES/RR'S	±574 SF / 2 RR's	CONSTRUCTION	Masonry	POSSESSION	Immediate



*Contact Broker for Property Purchase/Sale
*Other Units Can Be Available (60 Days)

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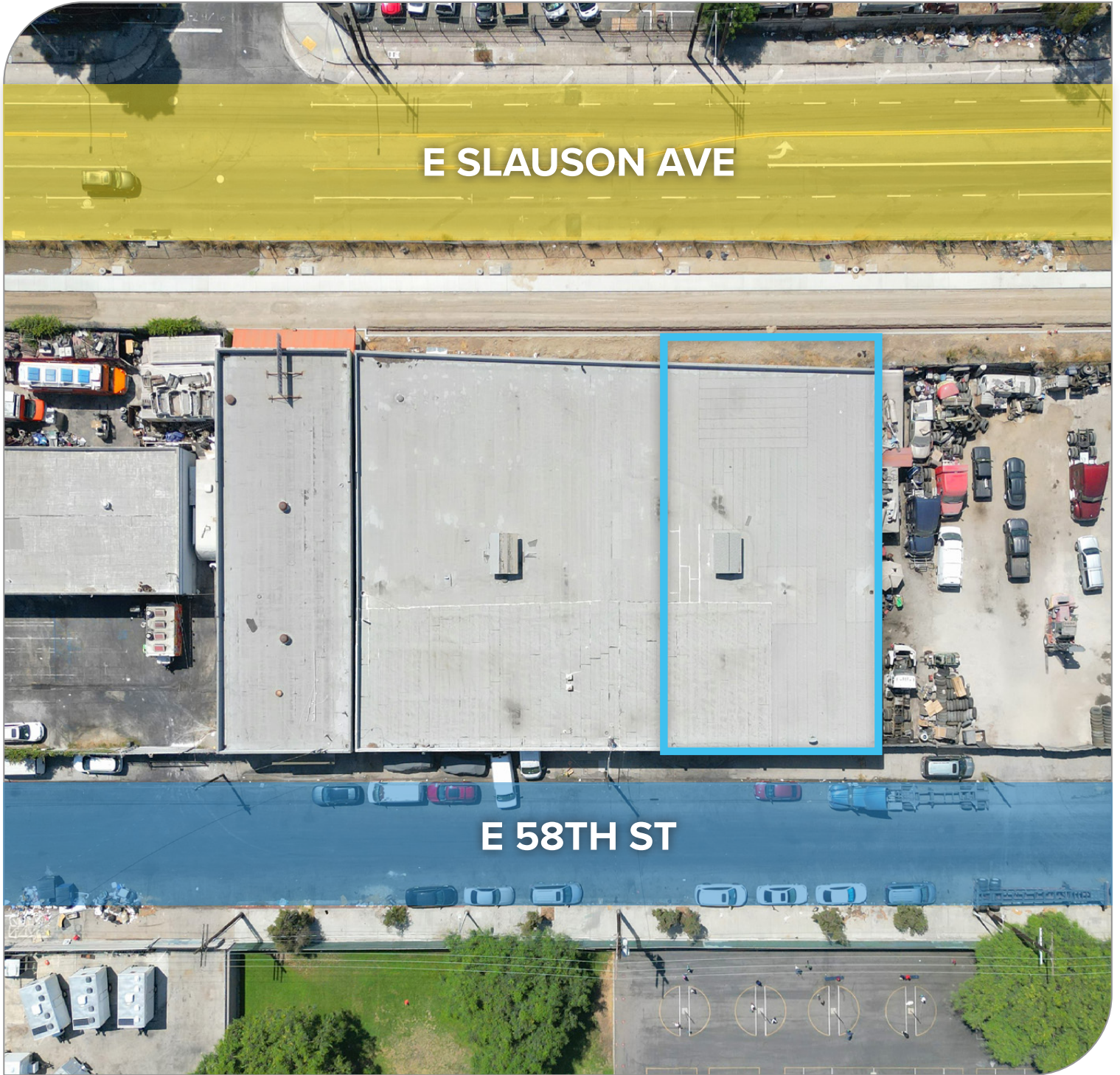
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SITE PLAN

E SLAUSON AVE



OFFICES SF	±574
WAREHOUSE SF	±6,457
TOTAL SF	±7,030

E 58TH ST



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NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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