

2916-2930
E OLYMPIC BLVD
LOS ANGELES • CA 90023



**±19,271 SF INDUSTRIAL BUILDINGS ON
±22,770 SF OF LAND FOR LEASE**

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

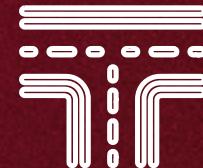
 **TEAMCLINE**



2916–2930 E. Olympic Blvd in Los Angeles offers 19,271 SF of functional industrial space situated on a 22,770 SF lot along major Olympic Boulevard frontage. The property features extremely heavy power (2,000 amps, 480V), 14' clear height, two ground-level doors, three dock-high doors, five restrooms, and approximately 2,500 SF of office. Located adjacent to the Arts District and positioned within a high-traffic commercial corridor, the site provides excellent visibility and access. Additional highlights include 10 parking spaces, masonry construction, a sprinklered warehouse, manufacturing zoning, and a 0.52:1,000 parking ratio. Tenants to verify all details including square footage, utilities, zoning, permitted uses, ADA compliance, parking access, encroachments, and taxes. Possession is available in 60 days.



Extremely Heavy
Power (2,000 amps)



Olympic Frontage



Functional Building



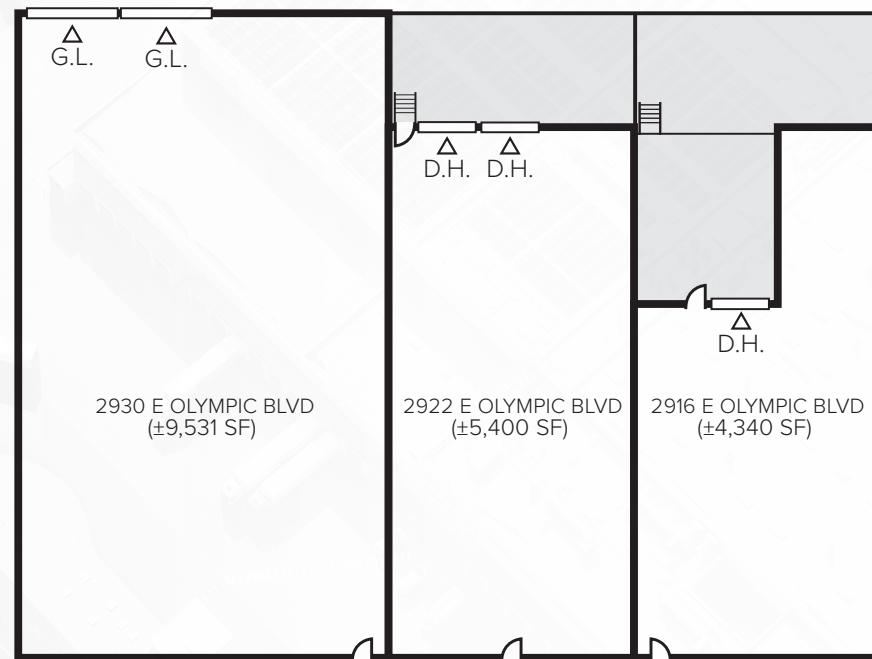
Arts District
Adjacent

N

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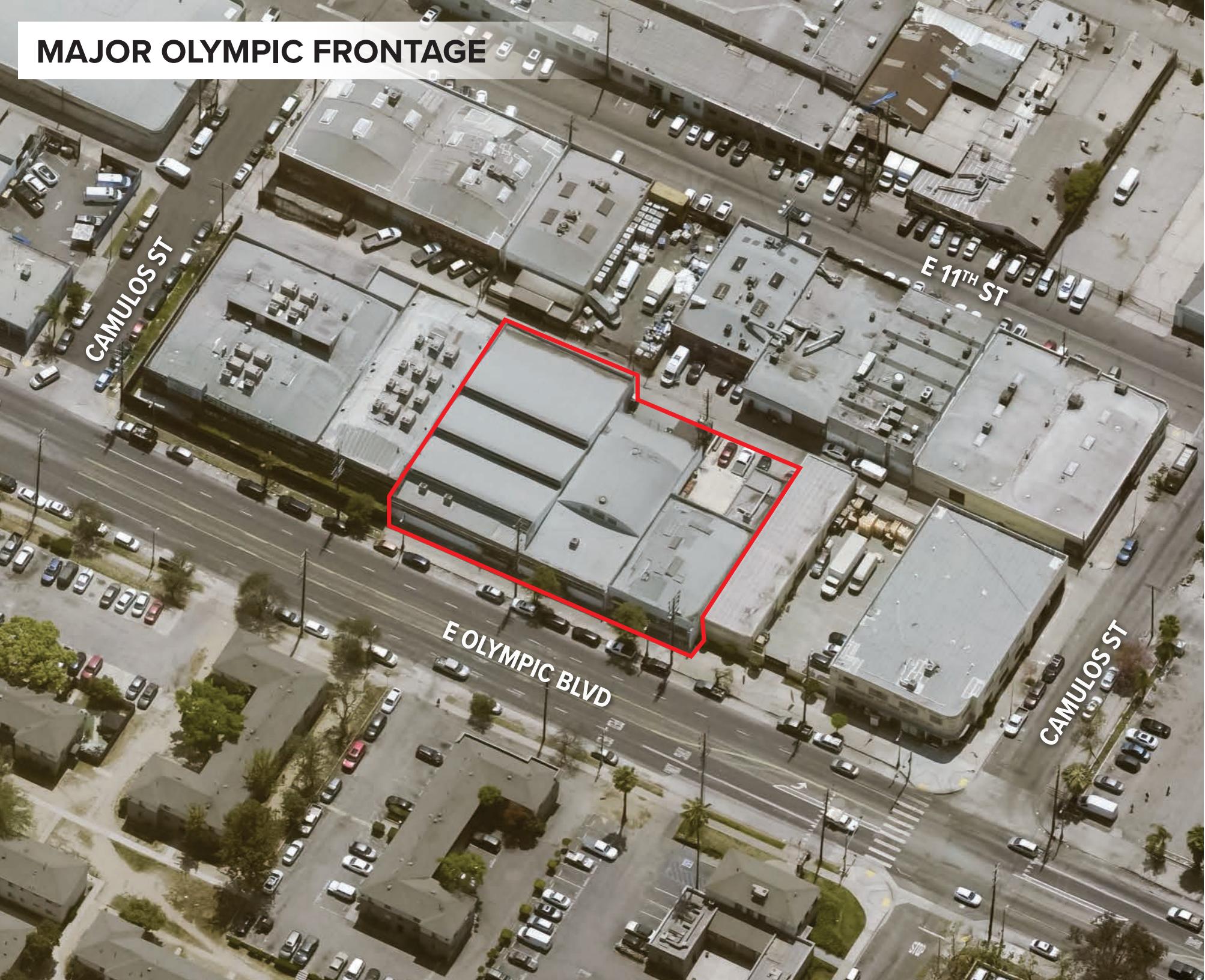
PROPERTY INFORMATION	
Available SF	±19,271
Clear Height	14'
Sprinklered	No
Prop Lot Size	0.52 AC / ±22,770
Yard	Yes
Office SF	±2,500
Included in Available	No
Possession Date	60 Days
Const Status/Year Bld	Existing
For Sale	NFS
Parking Spaces	10
Rail Service	No
GL Doors	2
DH Doors	3
Construction Type	Masonry
Specific Use	Manufacturing
Warehouse AC	No
Zoning	M1
Market/Submarket	LA Central
APN	5170-025-003
Power	A: 2000 V: 480 Ø: 0 W: 3

ALLEY



E OLYMPIC BLVD

MAJOR OLYMPIC FRONTAGE





DISTANCE FROM
SUBJECT PROPERTY

710 Freeway
2.8 MILES

5 Freeway
1.2 MILES

Port of Long Beach
23.6 MILES

Port of Los Angeles
25.6 MILES

Downtown Los Angeles
4.2 MILES

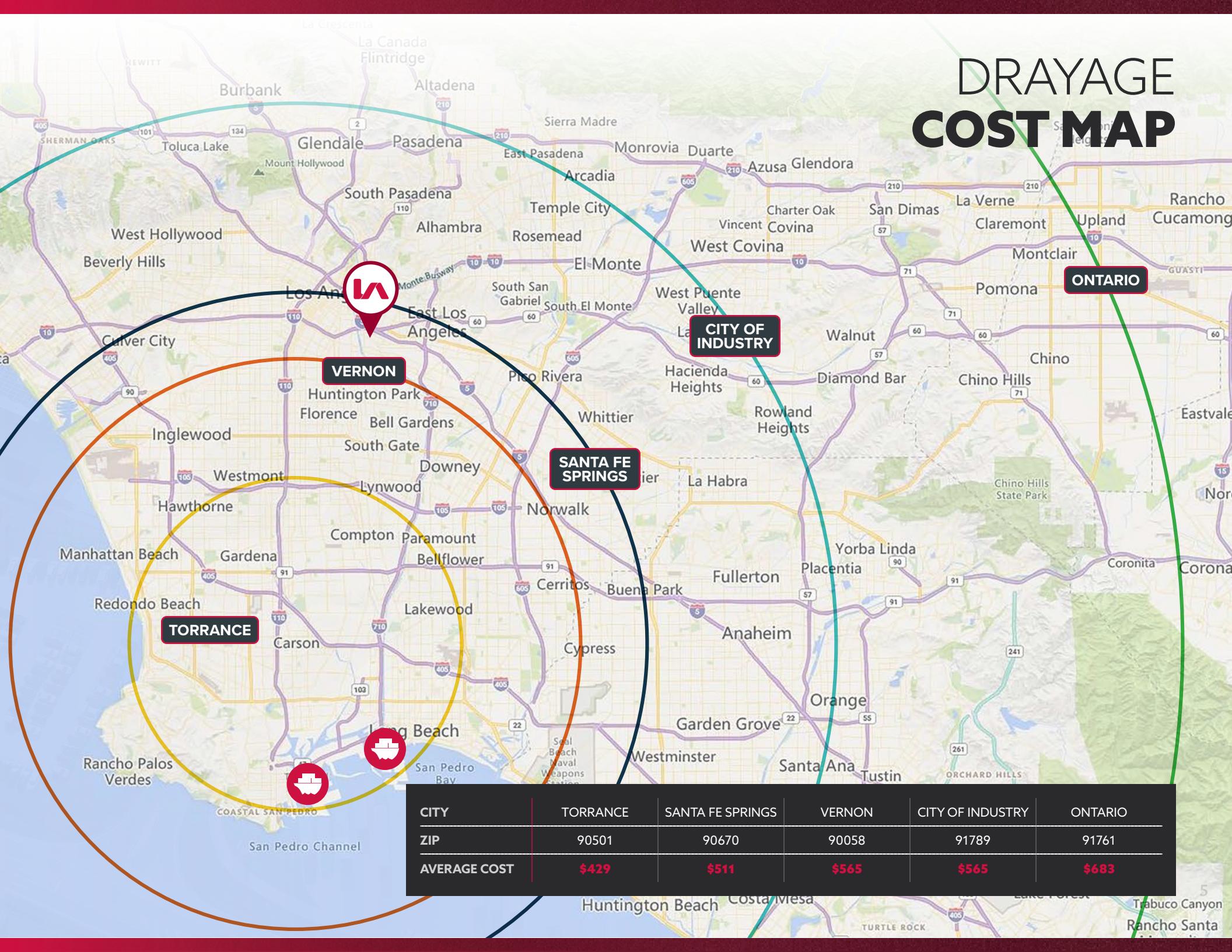
Los Angeles Int'l Airport
20 MILES

City of Industry - Union Pacific Rail Line
19.2 MILES

Ontario Int'l Airport
39.7 MILES

Colton - Union Pacific Rail Line
51.2 MILES

DRAYAGE **COST MAP**



For More Information,
Please Contact

Miles Solomon

Senior Vice President & Land Specialist

msolomon@lee-associates.com

323.922.3736

LIC NO 02099423

2916-2930
E OLYMPIC BLVD
LOS ANGELES • CA 90023

Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

323.922.3832

LEE-ASSOCIATES.COM/DOWNTOWNLA

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.