

Industrial

ARTS DISTRICT
MANUFACTURING/PRODUCTION
±7,735 SF SPACE AVAILABLE

630

S. CLARENCE ST.

LOS ANGELES | CA

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 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

S. CLARENCE ST. 630

BUILDING HIGHLIGHTS

- LA Arts District, Near The New 6th Street Bridge
- Building Features: Brick Bow-Truss, Clear-Span Warehouse with $\pm 14'$ Clearance
- Built in 1955
- M2 Zoning
- Easy Access to Freeway On/Off Ramps and Downtown Los Angeles



S. CLARENCE ST. 630

SPACE HIGHLIGHTS



± 7,735 SF Available within a
±49,094 SF Industrial Building



\$1.07 Per SF (\$8,276) Per Month, Gross,
3-5 Year Lease



±1,000 SF of Office (4 rooms)
with 2 Restrooms, Heat & A/C



1 Dock-High Loading Door For Efficient
Shipping & Receiving



Private, Secure, Fenced On-Site
Parking/Yard (Approx. 5 Spaces)



400 Amps, 120/240 Volts, 3-Phase,
4-Wire Power

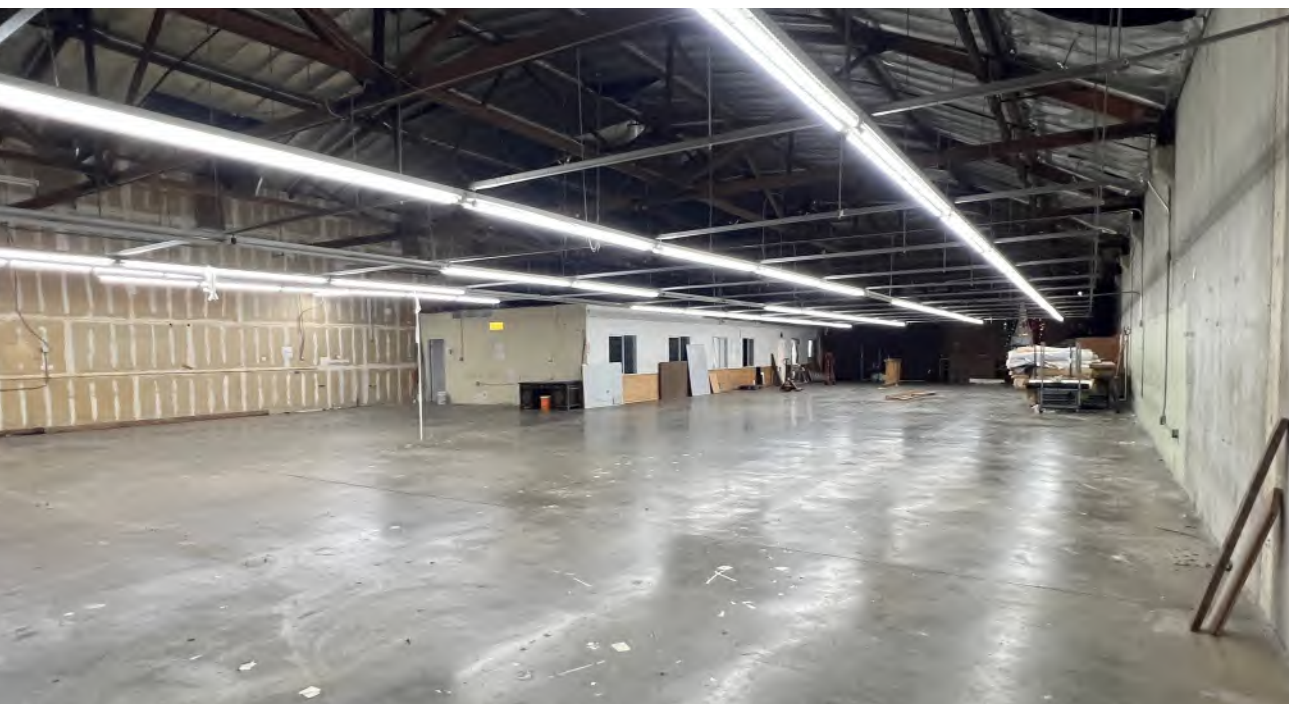


Ideal For Light Manufacturing/
Production Use

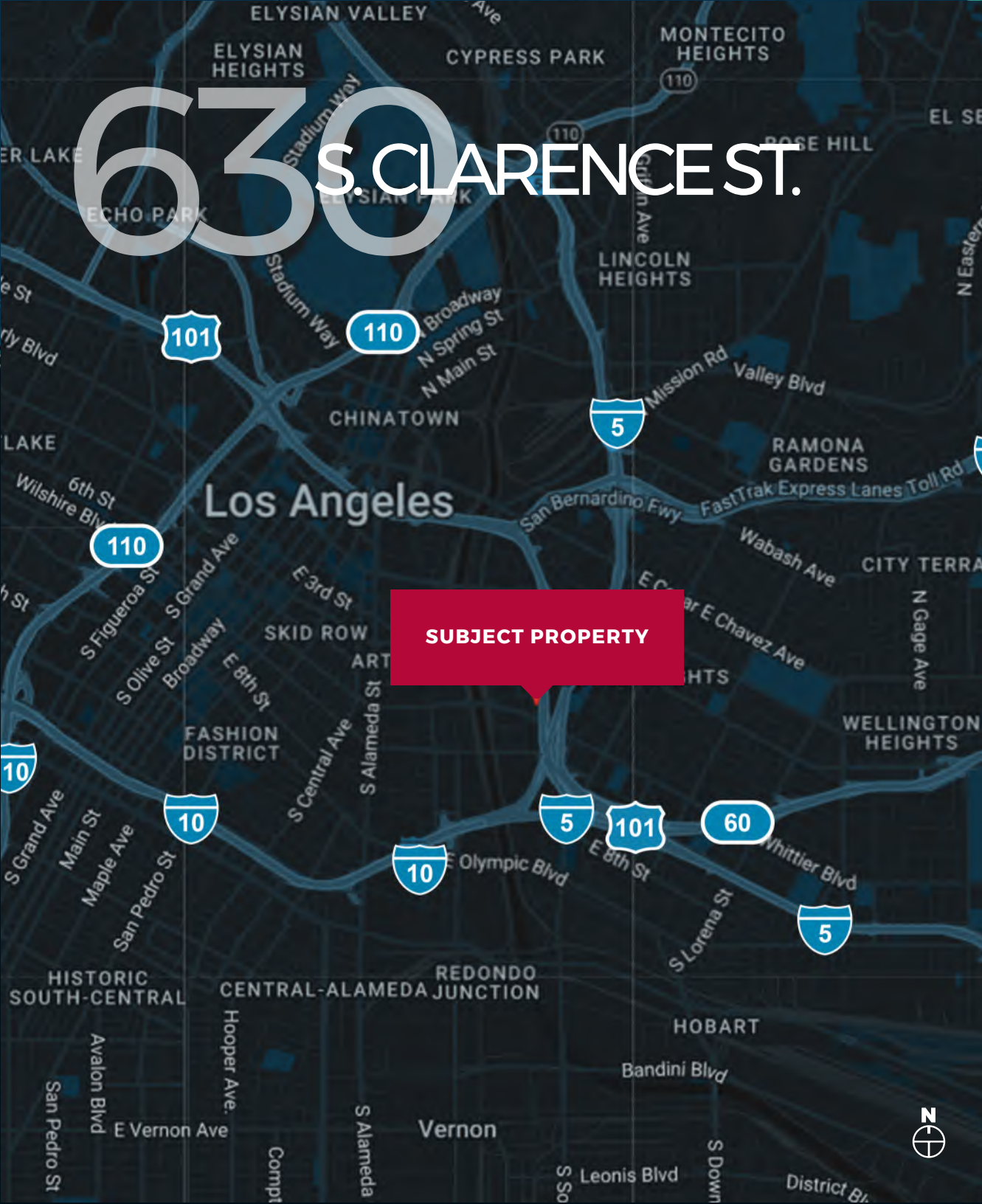


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PHOTO GALLERY



630 S. CLARENCE ST.



SUBJECT PROPERTY

LOCATION



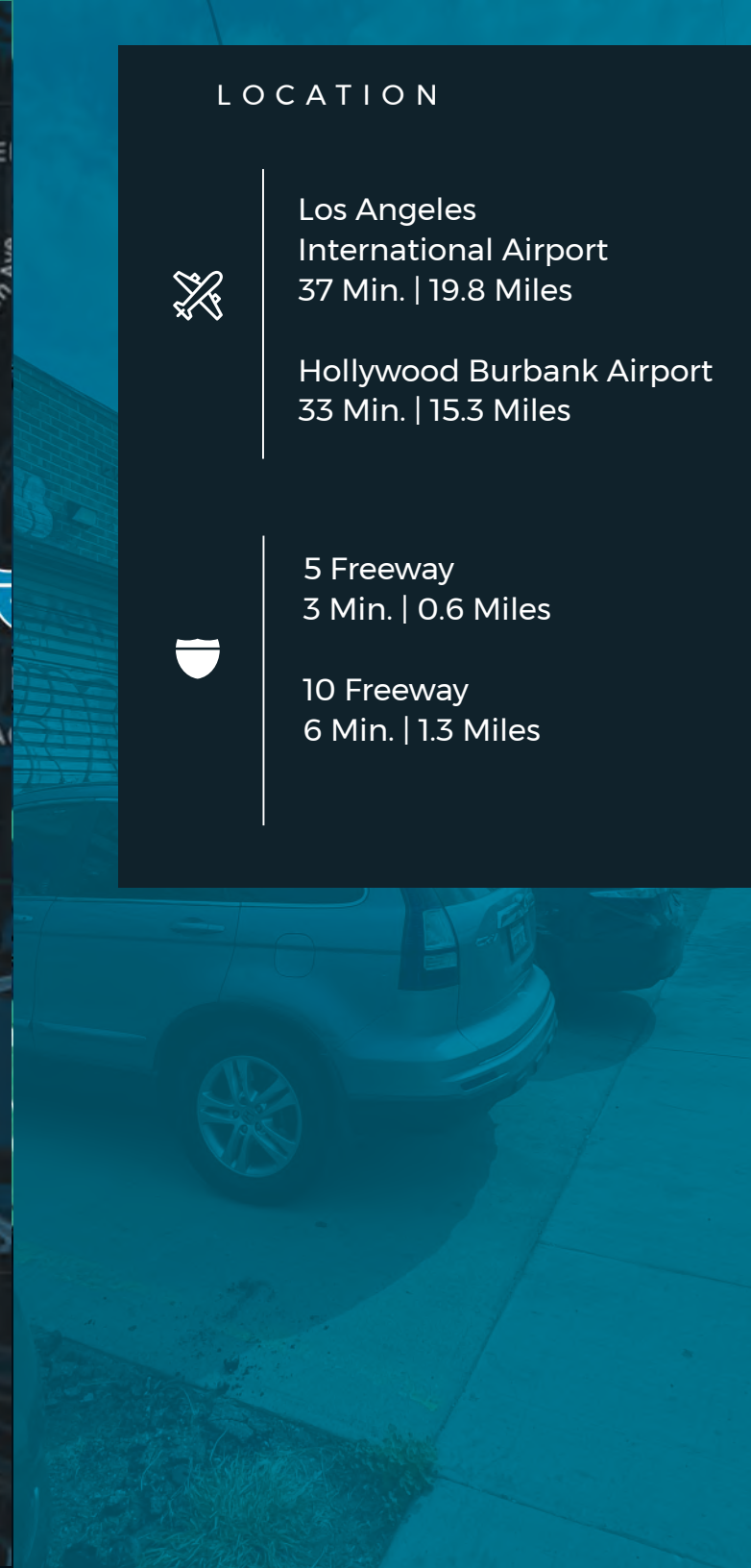
Los Angeles
International Airport
37 Min. | 19.8 Miles

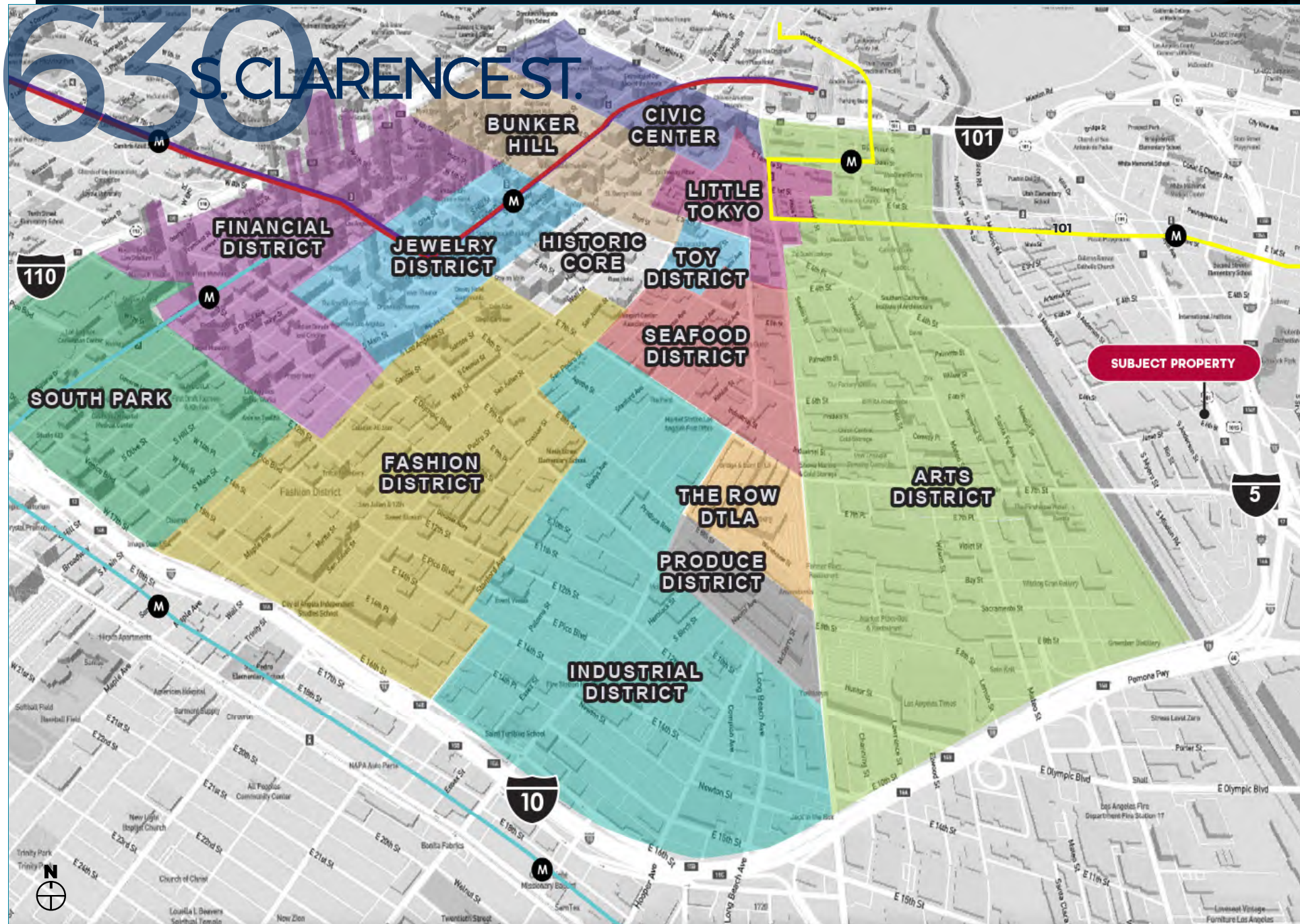
Hollywood Burbank Airport
33 Min. | 15.3 Miles



5 Freeway
3 Min. | 0.6 Miles

10 Freeway
6 Min. | 1.3 Miles





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