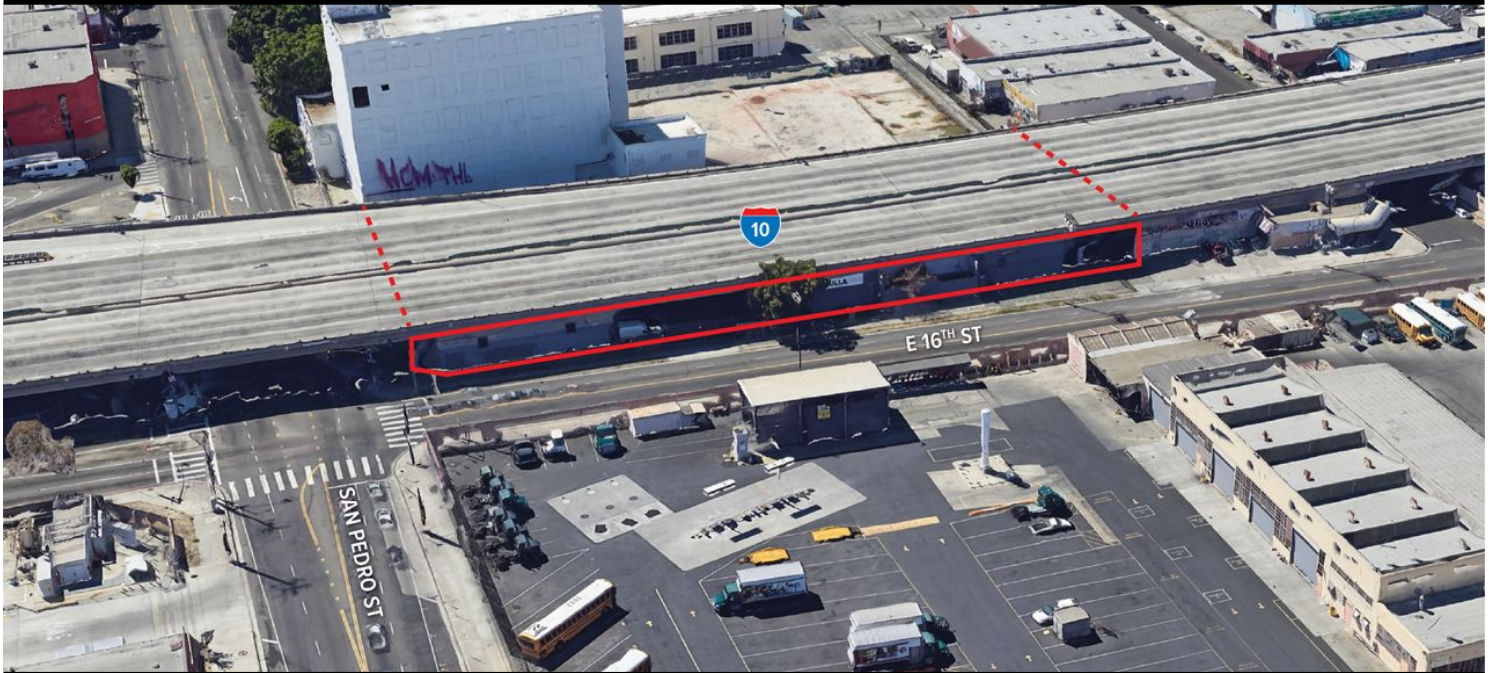


Available SF 32,240 SF

Industrial For Lease & For Sale

Building Size 32,240 SF


Address: Los Angeles, Los Angeles, CA 90015

Cross Streets: San Pedro St/E 16th St

Rare Owner-User and/or Flexible Leasing Opportunity
 For Sale: Long-Term Ground Lease w/ Cal-Trans
 For Lease: 32,240 SF (Full Bldg)/ Divisible to 14,800 SF
 M2 Zone/ 5 GL Doors/ Easy Fwy Access/ Sprinklers
 Private Fenced/Gated Parking w/ Automatic Entry
 Contact Broker for More Information

Lease Rate/Mo: \$27,404
Lease Rate/SF: \$0.85
Lease Type: Modified Gross / Op. Ex: \$0.03
Available SF: 32,240 SF
Minimum SF: 14,800 SF
Prop Lot Size: 1.06 Ac / 46,000 SF
Term: 3-5 Years
Sale Price: \$1,900,000.00
Sale Price/SF: \$58.93
Taxes:
Yard: Fenced/Paved
Zoning: M2

Sprinklered: Yes
Clear Height: 16'-18'
GL Doors/Dim: 5
DH Doors/Dim: 0
A: TBD V: 277/480 Q: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1947R55
Whse HVAC: No
Parking Spaces: 37 / **Ratio:** 1.1:1/
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 3,500 SF
Restrooms: 5
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: CBD
APN#:

Listing Company: Lee & Associates
Agents: [Eunice Kwon 213-700-6266](mailto:Eunice.Kwon@lee-associates.com), [Mattison Behr 818-434-9116](mailto:Mattison.Behr@lee-associates.com)

Listing #: 45544067

Listing Date: 08/28/2026

FTCF: CB000N000S000

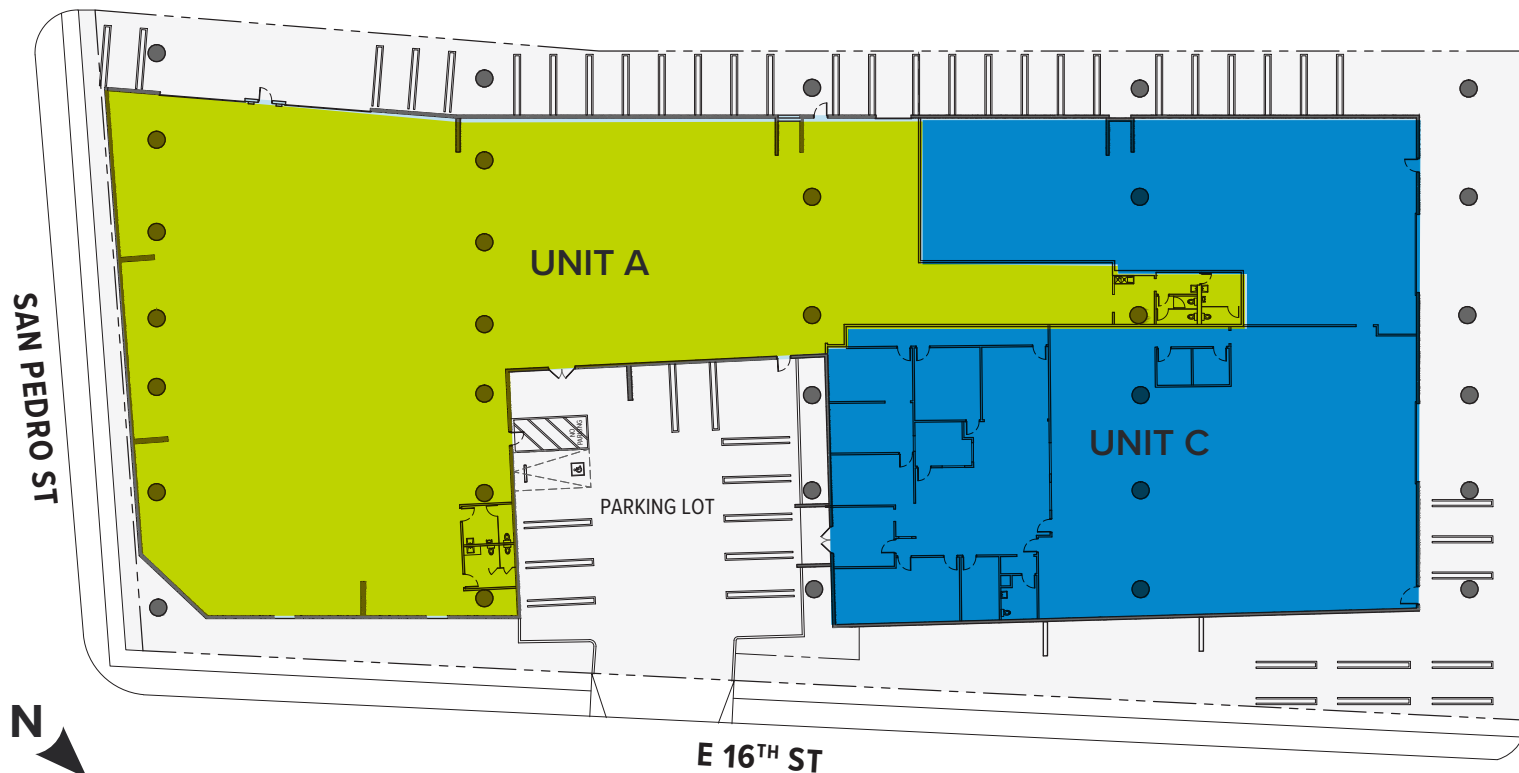
Notes: Call brokers for commission information. Buyer/Tenant to confirm power supply/service (multiple panels) and to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA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

INDUSTRIAL FOR SALE/LEASE

±32,240 SF OF BUILDING (DIVISIBLE) UNIT A: ±17,440 SF | UNIT C: ±14,800 SF

650 E 16TH ST, LOS ANGELES, CA 90015

PROPERTY SITE PLAN



UNIT SUMMARIES

UNITS	Unit A	Unit C
UNIT SIZE	±17,440 SF	±14,800 SF
OFFICE	None	±3,500 SF
AVAILABILITY	M2M Lease Available ±30 Days	Vacant Now & Ready to Occupy
TOURING INSTRUCTIONS	Email or Text Agent	Email or Text Agent

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

FOR MORE INFORMATION, PLEASE CONTACT



EUNICE KWON, SIOR

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



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LEE-ASSOCIATES.COM/DOWNTOWNLA

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