



3100 E 12th St, Los Angeles

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# Individual Warehouses

📍 [3100 E 12th St, Los Angeles California](#)

## SECURE YOUR IDEAL WORKSPACE TODAY

- Immediate occupancy
- Newly renovated warehouse building
- Flexible workspaces tailored to your needs
  - Individual warehouses ranging from 3,000 - 6,000+ square feet
  - On-site offices available
- All-inclusive rent
- Comprehensive array of amenities designed to elevate your business

## JOIN A THRIVING COMMUNITY

- Flexible solutions benefiting both our member companies and their employees.
- Ideal for e-commerce businesses, storage, industrial workspace, showrooms, and more
- Fostering business growth while offering seamlessly scalable solutions in a community-centered hub.





# Everything You Need To Succeed is Here

## BUSINESS AMENITIES



Truck Loading Docks



Mail Service



24/7 Security Monitoring



Photo & Podcast Studio



Daily Courier Pickups



Free WiFi



Coworking Spaces



Free, Onsite Parking



Stocked Kitchen & Coffee Bar



Daily Member Access





# Warehouses

## WAREHOUSE SPACES

7 spaces between 3000-6,000+sf\*

- Small (~4000)
- Medium (~5000)
- Large (6000+)

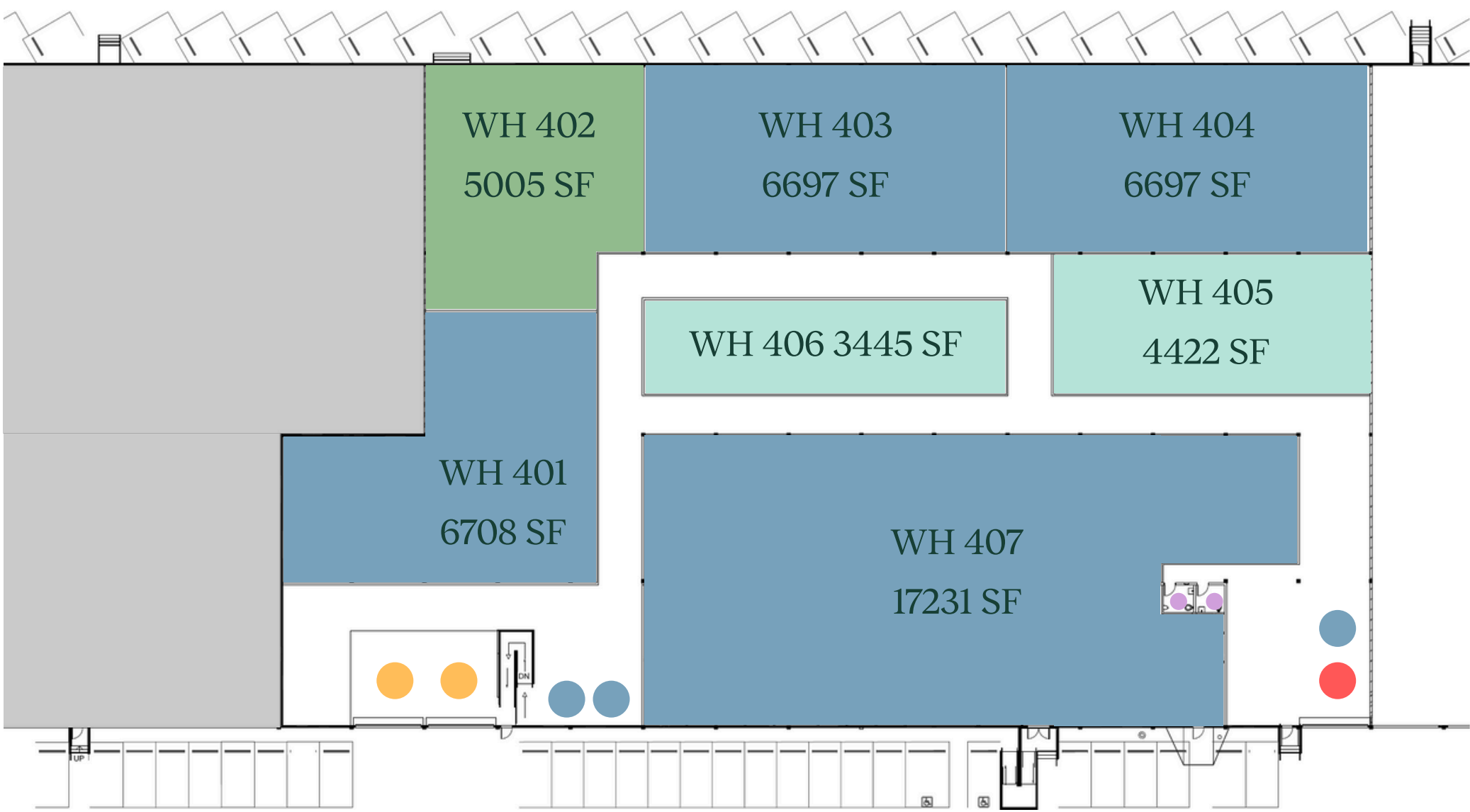
## LOADING DOCKS

- Loading Docks
- Single Loading Dock

## REST ROOMS

## WAREHOUSE EQUIPMENT

- Push Carts
- Electric Pallet Jacks
- Pallet Jacks
- Forklift



The space is adaptable and can be tailored to fit both larger and smaller square footage needs.

*Disclaimer: Individual unit sizes are calculated based on **Rentable Area**, which includes both your exclusive use area (such as your office or warehouse) and your proportionate share of the building's common areas. These common areas ensure you have access to shared amenities, including the interior loading areas, lounge and kitchen spaces, main lobby, and overall circulation areas. The building operates with a **load factor of 29.4%**, meaning the Rentable Area is larger than the exclusive use area to fairly allocate the cost of these shared amenities.*

# What Does Your Warehouse Actually Cost?

## OUR PRICING MODEL SAVES YOU THOUSANDS OF DOLLARS

Our all-inclusive pricing structure is designed to simplify your operations by bundling everything you need into a single, predictable monthly rate. This means no surprise expenses—utilities, common area maintenance, security, and access to premium amenities are all included.

With our approach, you'll enjoy hassle-free leasing and the flexibility to focus on growing your business without worrying about fluctuating costs or additional fees. It's the ultimate convenience for modern businesses seeking streamlined and transparent workspace solutions.



Sample FlexEtc Warehouse Unit Pricing Breakdown		
Unit #1 (Useable SF)	5,160	
Unit #1 (Rentable SF)	6,677	<i>Including Facility Load Factor</i>
Monthly Base Rent	\$7,703	\$1.15
CAM, Taxes, & Insurance	\$1,451	\$0.22
Utilities, WiFi & Security	\$575	\$0.09
Onsite Staff, Services & Amenities	\$797	\$0.12
Monthly Operating Expenses	\$2,823	\$0.42
Monthly Total Rent & Occupancy Cost	\$10,526	\$1.58

Sample Traditional Small Bay Warehouse Pricing Breakdown		
Unit Size (Rentable SF)	6,677	
Monthly Base Rent	\$10,572	\$1.58
CAM, Taxes, & Insurance	\$1,451	\$0.22
Monthly Operating Expenses	\$1,451	\$0.22
Monthly Total Rent	\$12,023	\$1.80
Electricity	\$500	\$0.07
Water	\$75	\$0.01
Refuse Removal	\$125	\$0.02
Internet/WiFi	\$150	\$0.02
Security System	\$150	\$0.02
Janitorial/Cleaning (2x Per Month)	\$500	\$0.07
Warehouse & Office Equipment	\$300	\$0.04
Printing	\$50	\$0.01
Daily Courier Pickups	\$150	\$0.02
Stocked Kitchen	\$100	\$0.01
Property Management	Your Time	Your Time
Monthly Occupancy Cost	\$14,123	\$2.12
Total Cost Savings Renting with FlexEtc.	\$3,596	\$0.54

These estimates are provided solely for comparison purposes



Find the perfect space  
that suits you best.

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