

Available SF 13,635 SF

Industrial For Lease

Building Size 13,635 SF



Galaxy S22 Ultra

**Address:** 3520-3540 Emery St, Los Angeles, CA 90023

**Cross Streets:** Emery St/Estudillo St

Secured Building w/ Extra Yard Parking  
Formerly Used As Legal Cannabis Grow  
Improvements Still In Place Can Be Removed  
Large Gated Yard w/ Bonus Storage Shed  
15 Car Parking  
East LA – Minutes To DTLA Arts District

**Lease Rate/Mo:** \$14,999  
**Lease Rate/SF:** \$1.10  
**Lease Type:** Gross  
**Available SF:** 13,635 SF  
**Minimum SF:** 13,635 SF  
**Prop Lot Size:** 0.46 Ac / 20,175 SF  
**Term:** Acceptable To Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** M3-1-CUGU

**Sprinklered:** No  
**Clear Height:** 13'  
**GL Doors/Dim:** 5  
**DH Doors/Dim:**  
**A: 1000 V: 240 O: 3 W:**  
**Construction Type:**  
**Const Status/Year Blt:** Existing / 1953  
**Whse HVAC:** Yes  
**Parking Spaces:** 15 / **Ratio:** 1.1:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 600 SF / 4  
**Restrooms:** 4  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** CBD  
**APN#:** 5192016008

**Listing Company:** Cohen Management Co  
**Agents:** [Ron Cohen 818-681-6588](mailto:Ron.Cohen@818-681-6588)  
**Listing #:** 39315712  
**Notes:** Ron Cohen is not a member of AIR CRE. Please verify all information. No listing agreement is on file at AIR CRE. Protect yourself regarding commission.

**Listing Date:** 11/27/2023

**FTCF:** No Agreement On File

**Ron Cohen**  
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