

# FOR LEASE

±17,340 RSF OF FLEX  
WAREHOUSE / INDUSTRIAL  
USE WITH 2 ENCLOSED  
WELL DOCKS &  
ON-SITE PARKING

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# 337 S ANDERSON ST

BOYLE HEIGHTS INDUSTRIAL FLATS / LOS ANGELES



# SECURE, INDUSTRIAL FLEX JUST ACROSS THE RIVER FROM THE ARTS DISTRICT

AVAILABLE FOR LEASE

**GROUND FLOOR**  
**337 S ANDERSON ST**  
Boyle Heights Industrial Flats  
Los Angeles 90033

A highly functional warehouse in the heart of the Boyle Heights Industrial Flats, just across the river from the Arts District. The facility offers gated on-site parking with additional spaces available, two secure enclosed loading docks sized for full-size trailers, and clear heights up to 20 feet across most of the warehouse floor. The building is within easy reach of the Arts District's dining, retail, and lifestyle amenities.



## AVAILABLE SPACE & DETAILS

|              |                                         |
|--------------|-----------------------------------------|
| Space        | Ground Floor at 337 S Anderson St       |
| Size         | ±17,340 RSF                             |
| Occupancy    | Immediate                               |
| Construction | Concrete Masonry                        |
| Power        | 3 Phase, 400A, 120/240V                 |
| Parking      | 10 Secured and Reserved Spaces, On Site |
| Zoning       | M2-1-RIO-CUGU                           |

## FEATURES

- ±10' to ±20' Clear Ceiling Heights
- 2 Enclosed Well Docs for Full-Size Trailers
- 1 Ground-Level Loading Door (off of the parking lot)
- HVAC in the Offices
- Alarm System

# HIGHLIGHTS

±17,340 RSF of Flex  
Warehouse / Industrial



2 Enclosed Well Docks for Full-Size  
Trailers + 1 Ground-Level Loading Door



10 Secured and Reserved  
On-Site Spaces



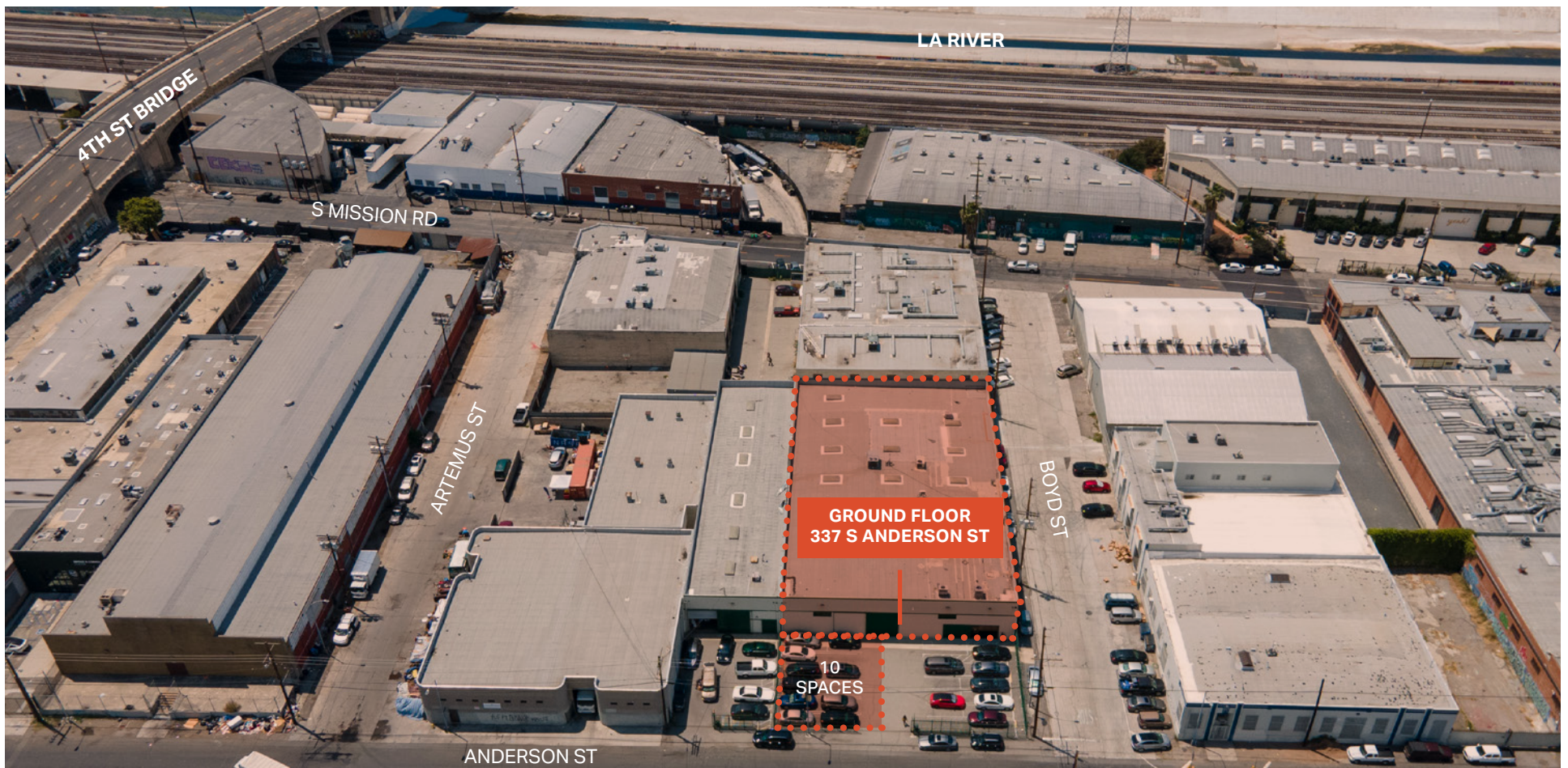
High Ceilings Throughout:  
±10' to ±20' Clear Heights



Surrounded by Leading Arts District and  
Boyle Heights Amenties & Brands



Easy Access to  
Major Freeways





- 2 enclosed well docks that lead into an open warehouse area



- The main open area features  $\pm 20'$  clear height ceilings



- Open warehouse floor with high ceilings and natural skylight



- Enclosed well dock with full-size trailer access and yellow dock markings



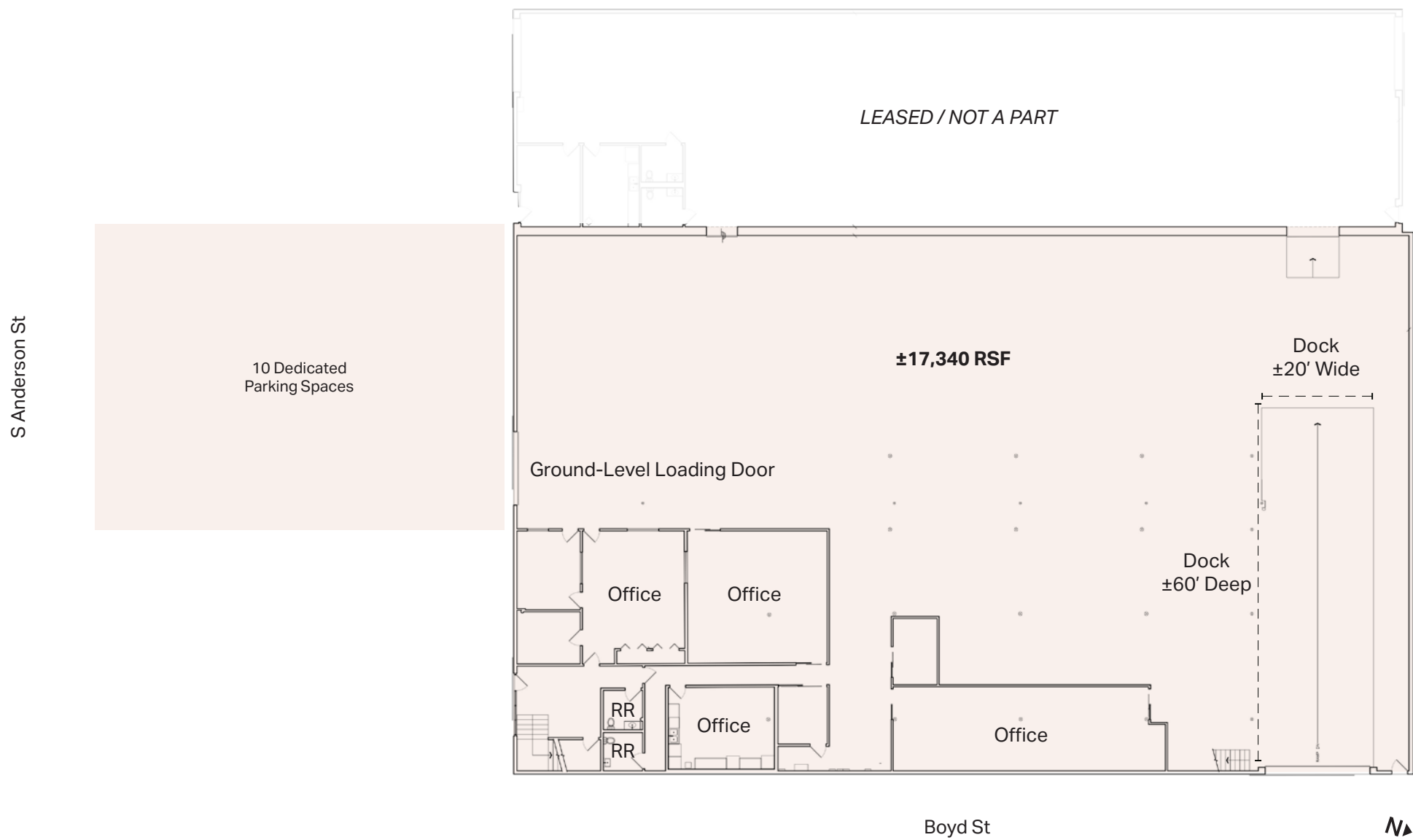
- Warehouse interior looking toward the enclosed docks and mezzanine (not a part)



- HVAC'd office suite with dedicated workstations

# GROUND FLOOR PLAN—337 S ANDERSON ST

±17,340 RSF



## RESTAURANTS

|    |                                  |
|----|----------------------------------|
| 1  | Wurstkuche                       |
| 2  | Manuela                          |
| 3  | Zinc Café                        |
| 4  | Yunomi                           |
| 5  | Pizzanista!                      |
| 6  | Bestia                           |
| 7  | Bavel                            |
| 8  | Damian                           |
| 9  | Ditroit                          |
| 10 | Everson Royce Bar                |
| 11 | Camelia                          |
| 12 | Afuri                            |
| 13 | De La Nonna                      |
| 14 | Lucky's Steakhouse (Coming Soon) |
| 15 | Salt & Straw                     |
| 16 | Arts District Brewing Co.        |
| 17 | Prince Street Pizza              |
| 18 | Berenjak                         |

## COFFEE

|    |                       |
|----|-----------------------|
| 19 | Groundwork Coffee Co. |
| 20 | Blue Bottle Coffee    |
| 21 | Concierge Coffee      |
| 22 | Verve Coffee Roasters |
| 23 | Urth Caffé            |
| 24 | Eightfold Coffee      |
| 25 | Boxx Coffee Roasters  |
| 26 | Maru Coffee           |

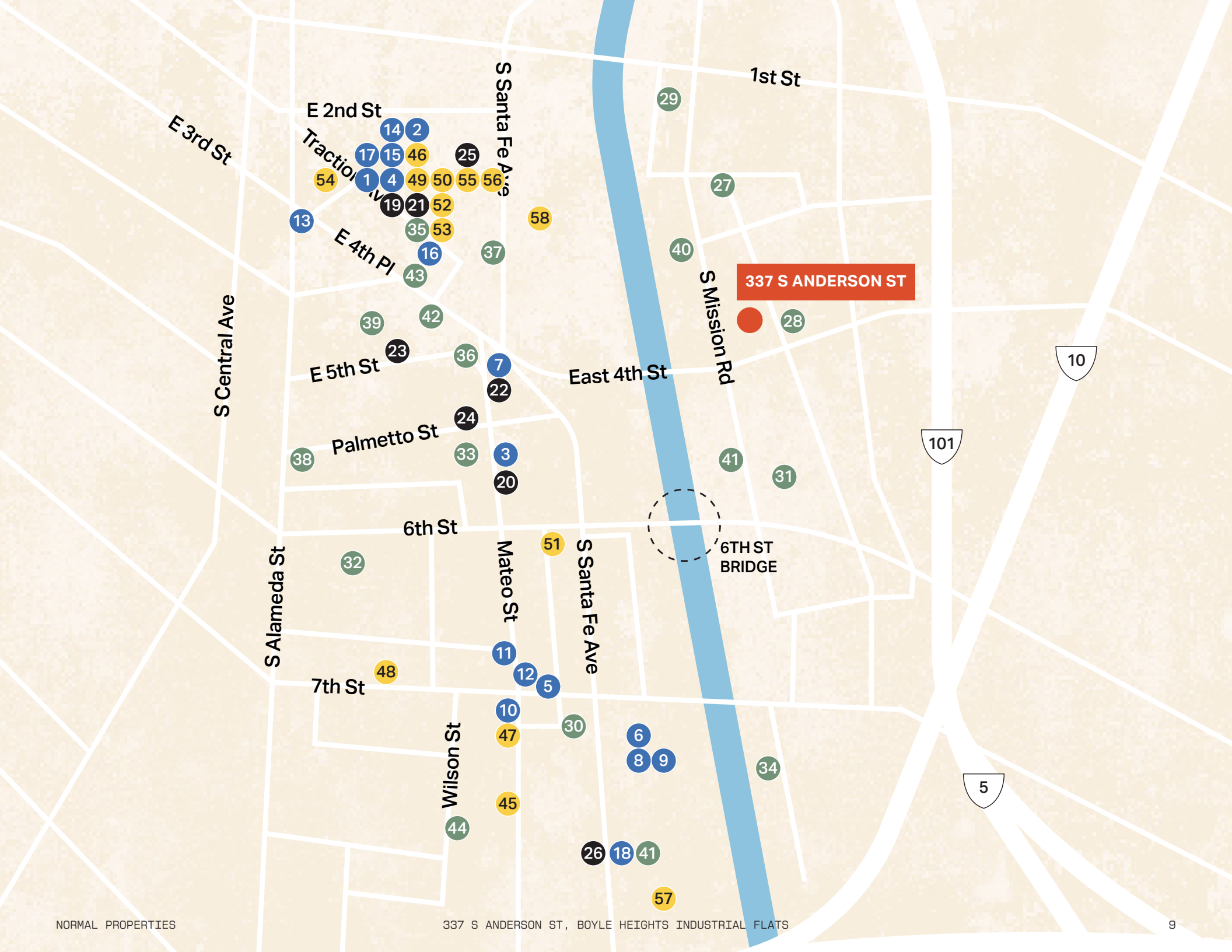
# AMENITIES & NOTABLE BUSINESSES IN THE AREA

## NOTABLE BUSINESSES

|    |                                |
|----|--------------------------------|
| 27 | Angel City Lumber              |
| 28 | Common Wave HiFi               |
| 29 | UOVO Fine Art Storage          |
| 30 | Warner Music                   |
| 31 | Ace*Mission Campus             |
| 32 | East End Studios (coming soon) |
| 33 | Spotify                        |
| 34 | Apple Studios                  |
| 35 | Greycroft Partners             |
| 36 | Califia Farms                  |
| 37 | Sci-Arc                        |
| 38 | Fear of God                    |
| 39 | Grimshaw Architects            |
| 40 | Studio MLA                     |
| 41 | Soho Warehouse                 |
| 42 | Accenture                      |
| 43 | Honey                          |
| 44 | Mad Decent                     |

## RETAIL & CULTURE

|    |                     |
|----|---------------------|
| 45 | Suay Sew Shop       |
| 46 | Hauser & Wirth      |
| 47 | The Good Liver      |
| 48 | ICA LA              |
| 49 | The Box             |
| 50 | Artbook             |
| 51 | Dover Street Market |
| 52 | Departamento        |
| 53 | Alchemy Works       |
| 54 | Le Labo             |
| 55 | Flamingo Estate     |
| 56 | Period Correct      |
| 57 | Billings            |
| 58 | Hennessey + Ingalls |



For More Information Contact

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