



FOR LEASE

Prime Warehouse Spaces for Lease in Downtown Los Angeles

2250 Maple Avenue,
Los Angeles, CA 90011

Available Spaces

2

Year Built / Renovated

1981 / 2024

Unit	Usable Area (SF)	Proportionated Share (%)	Allocated Common Area (SF)	Rentable Area (SF)
Leased	Unit 1	16,147	35.13%	1,404
	Unit 2	6,528	14.20%	568
	Unit 3	23,290	50.67%	2,025
	Total	45,965	100.00%	3,997
				49,962

Property Type

Warehouse

Property Highlights

- Prime Downtown Los Angeles Location
- High Warehouse Clearance (12 to 26 Feet)
- Immediate Access to Major DTLA Freeways
- Within Half a Mile of Two Metro Blue Line Stations
- LA CM Zoning with a Fenced and Secured Lot
- **Ideal Uses:** Last-Mile Logistics, E-Commerce Fulfillment, Apparel & Garment, Creative Studios, Light Manufacturing

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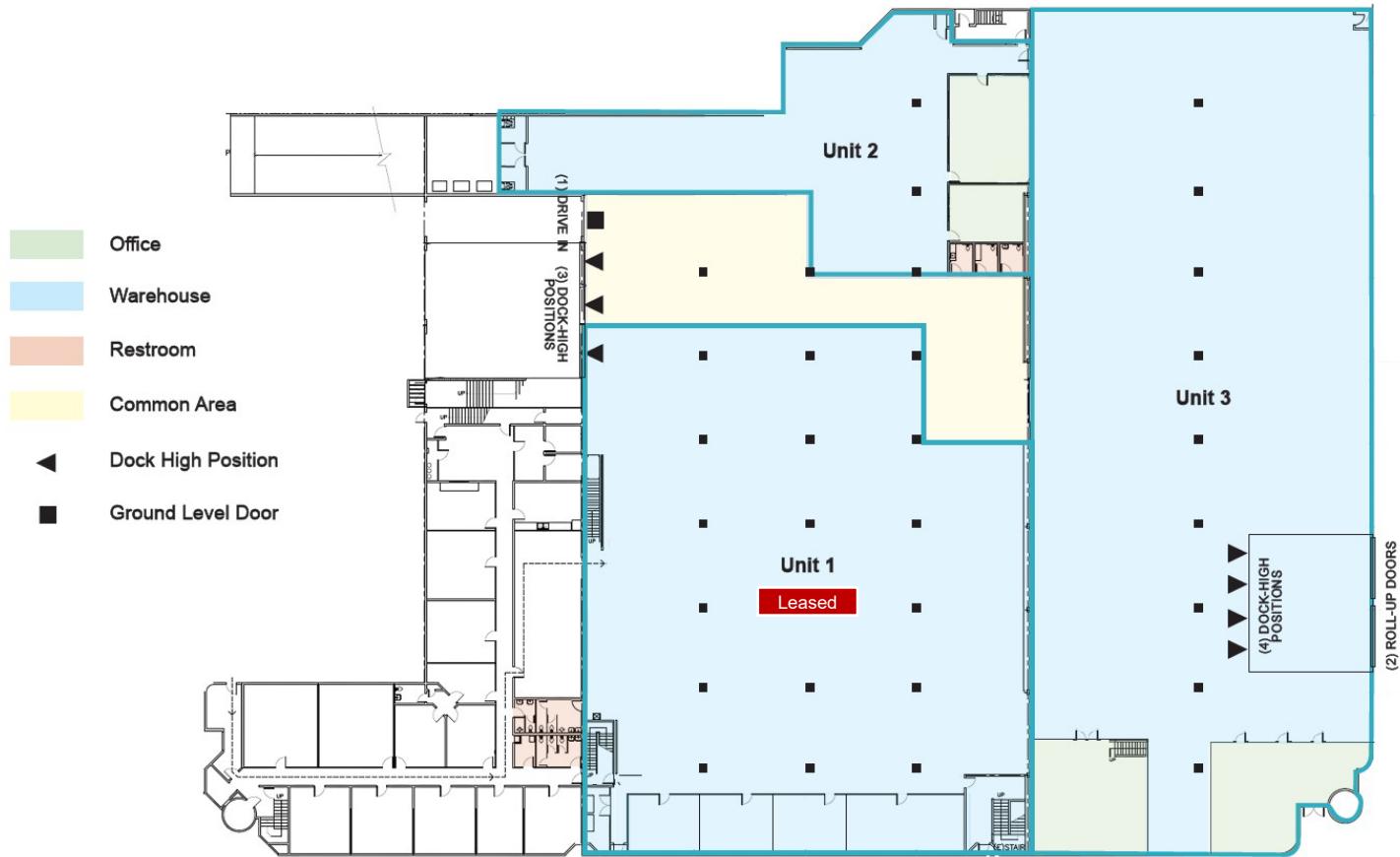
NEWMARK

EPIQUE
R E A L T Y

Corporate License #01355491

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FLOOR PLANS

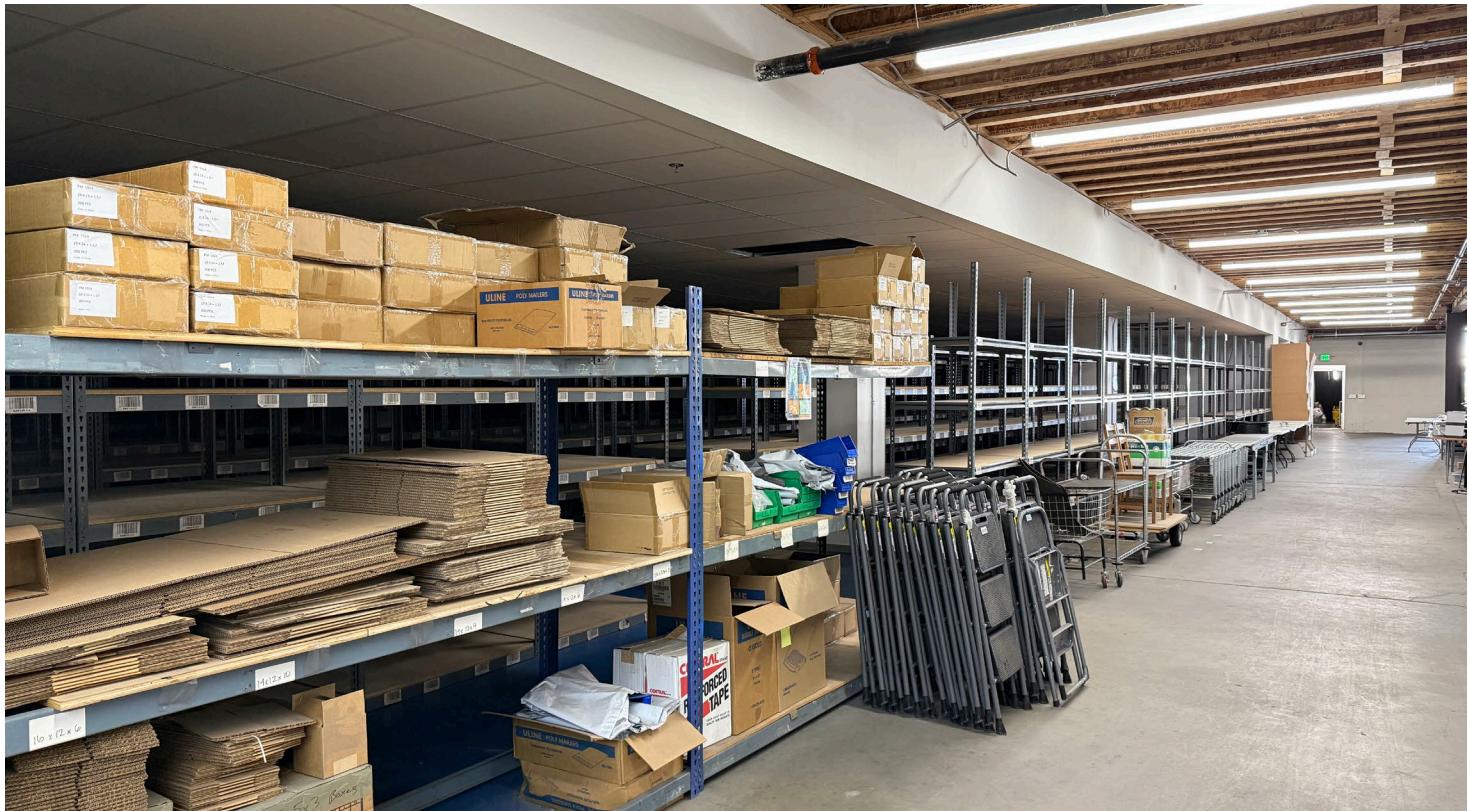


* Floor plans are for illustrative purposes only and may not reflect the current layout. Lessee is responsible for verifying all information independently.

Available Units	Floor	Usable Area (SF)	Common Area (SF)	Rentable Area (SF)	Asking Rent	Ceiling Height	Loading Dock	
Leased	Unit 1	1 st Floor	16,147	1,404	17,551	\$1.10 /SF/Mo. MG	12 Ft.	1 Private 2 Shared
	Unit 2	1 st Floor	6,528	568	7,096	\$1.10 /SF/Mo. MG	12 Ft.	2 Shared
	Unit 3	1 st Floor	23,290	2,025	25,315	\$1.68 /SF/Mo. MG	26 Ft.	4 Private 2 Shared

UNIT 1 – 17,551 SF WAREHOUSE

Leased

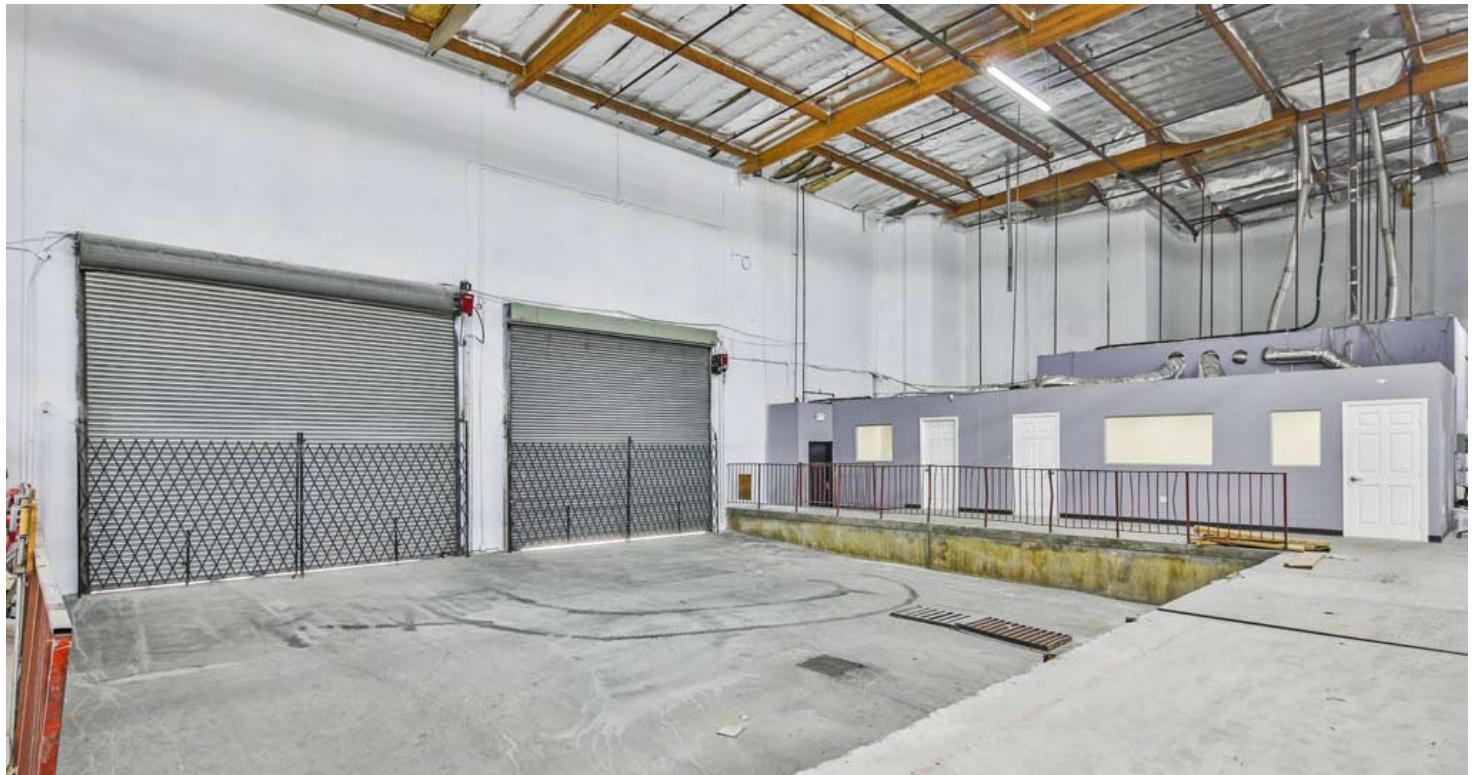
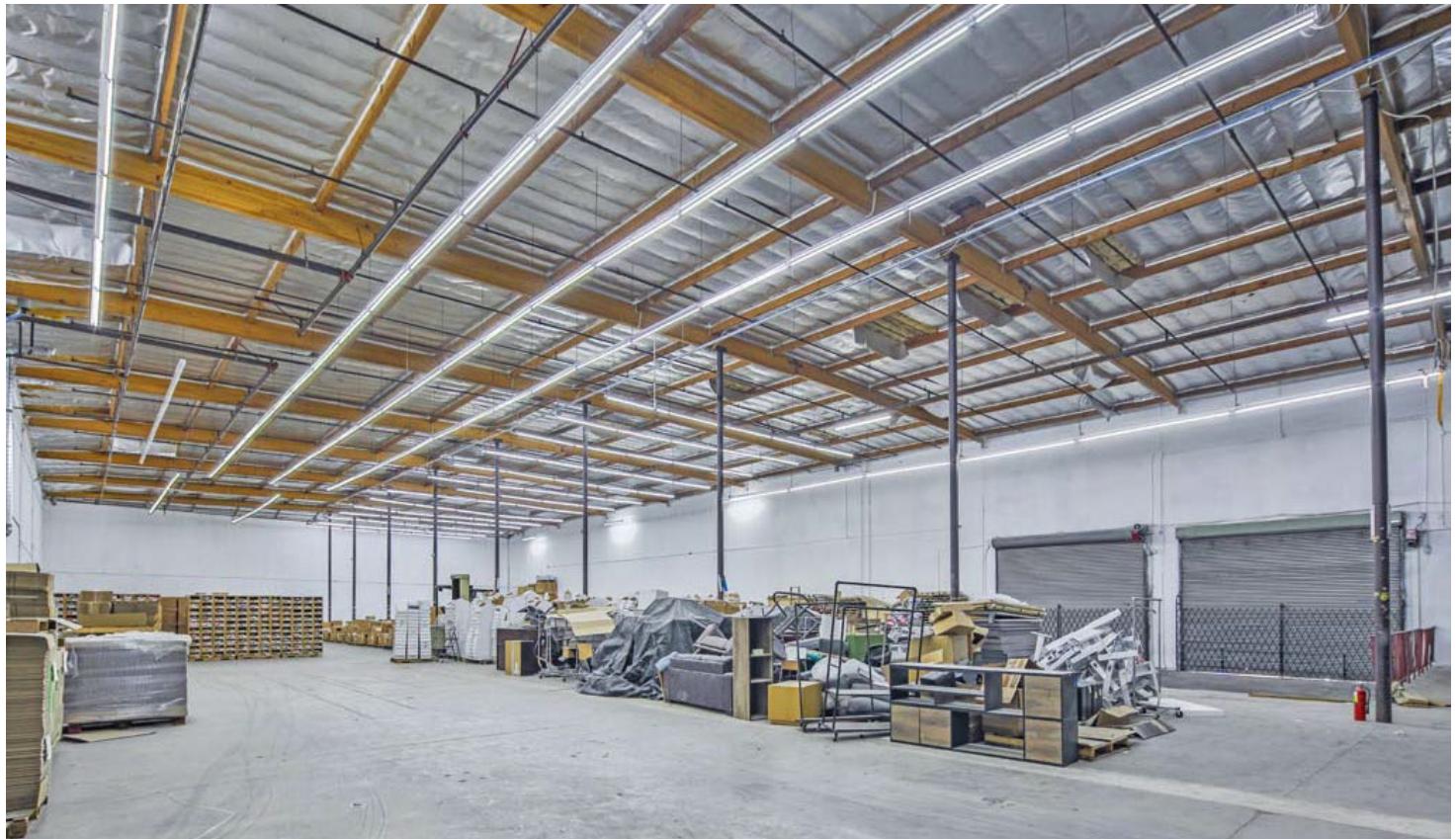


UNIT 2 – 7,096 SF WAREHOUSE



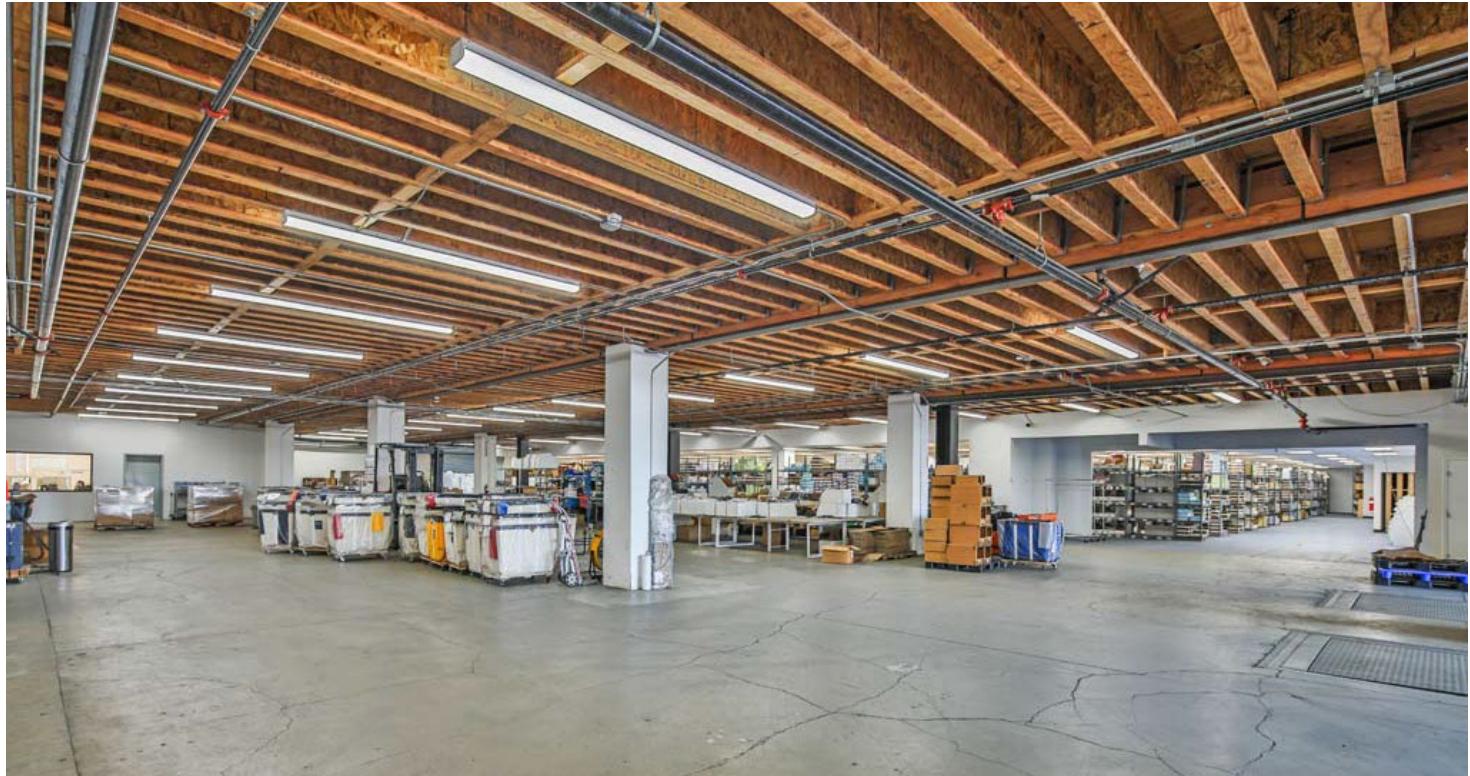
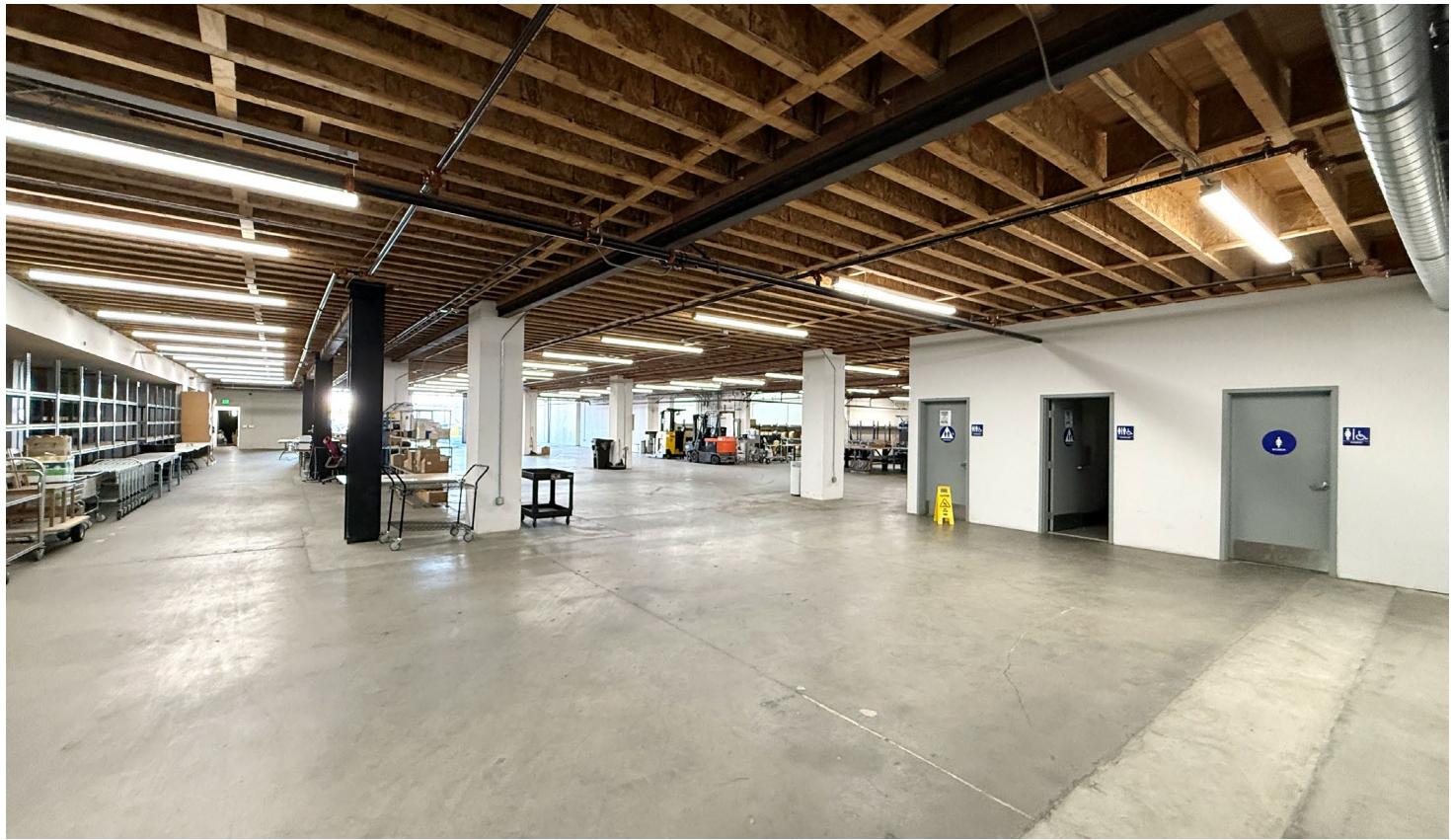
2250 MAPLE AVENUE

UNIT 3 – 25,315 SF WAREHOUSE



NEWMARK

COMMON AREA



STRATEGIC LOCATION

Located in a Qualified Opportunity Zone, 2250 Maple Avenue offers excellent accessibility and long-term upside. Just blocks from the I-10 and I-110 freeways and nearby Metro Blue Line stations, the property is also close to USC, FIDM, the Arts District, and the Fashion District—placing it at the center of Downtown LA's most vibrant and rapidly developing neighborhoods.

Distance to Key Locations

	I-10 Freeway
	0.5 Miles
	I-110 Freeway
	0.6 Miles
	Downtown Los Angeles Core
	1.2 Miles
	Los Angeles Airport
	15.8 Miles
	Long Beach Airport
	22.8 Miles
	Port of Los Angeles
	23.7 Miles
	Port of Long Beach
	24.9 Miles

