

FOR LEASE



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property.



±4,960 SF INDUSTRIAL WAREHOUSE IN DTLA OPPORTUNITY ZONE

1150 E 12th Street, Los Angeles, CA 90021



MICHAEL SHARON

(818) 572-4050 - msharon@illicre.com
DRE#01495419

STEFAN SIEGEL

(818) 697-9372 - stefan@illicre.com
DRE#01356621



INDUSTRIAL WAREHOUSE
DOWNTOWN LOS ANGELES

EXCLUSIVELY LISTED

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5990 SEPULVEDA BLVD., STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - 818.501.2202/FAX - www.illicre.com - DRE #01834124

PROPERTY FEATURES

1150 E 12th Street, Los Angeles, CA 90021



3 UNITS ±1,653 SF EACH

INDUSTRIAL SPACE AVAILABLE





- ✓ Approx. 30% office space and 70% warehouse space
- ✓ Ground level 10'x12' roll up loading doors
- ✓ Brand new HVAC throughout warehouse/office
- ✓ Open plan with exposed brick walls
- ✓ Lots of natural light
- ✓ Rear private gated parking lot/loading area
- ✓ Restroom in each unit

AREA AMENITIES

- ✓ Heavy pedestrian and automobile traffic
- ✓ Great public transportation access (transit zone)
- ✓ Near Fashion District
- ✓ Conveniently located near popular restaurants and cafes, banks, retailers
- ✓ Minutes from 10, 5, 110, 101 freeways

RATE

\$2.50 PSF MODIFIED GROSS

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	27,933	465,975	1,297,960
 Avg. HH Income	\$64,567	\$65,008	\$67,385
 Daytime Pop	20,498	392,706	1,118,077
 Traffic Count	± 25,650 CENTRAL AVE & PICO BLVD		

INDUSTRIAL WAREHOUSE
DOWNTOWN LOS ANGELES

EXTERIOR PHOTOS

1150 E 12th Street, Los Angeles, CA 90021



INDUSTRIAL WAREHOUSE
DOWNTOWN LOS ANGELES

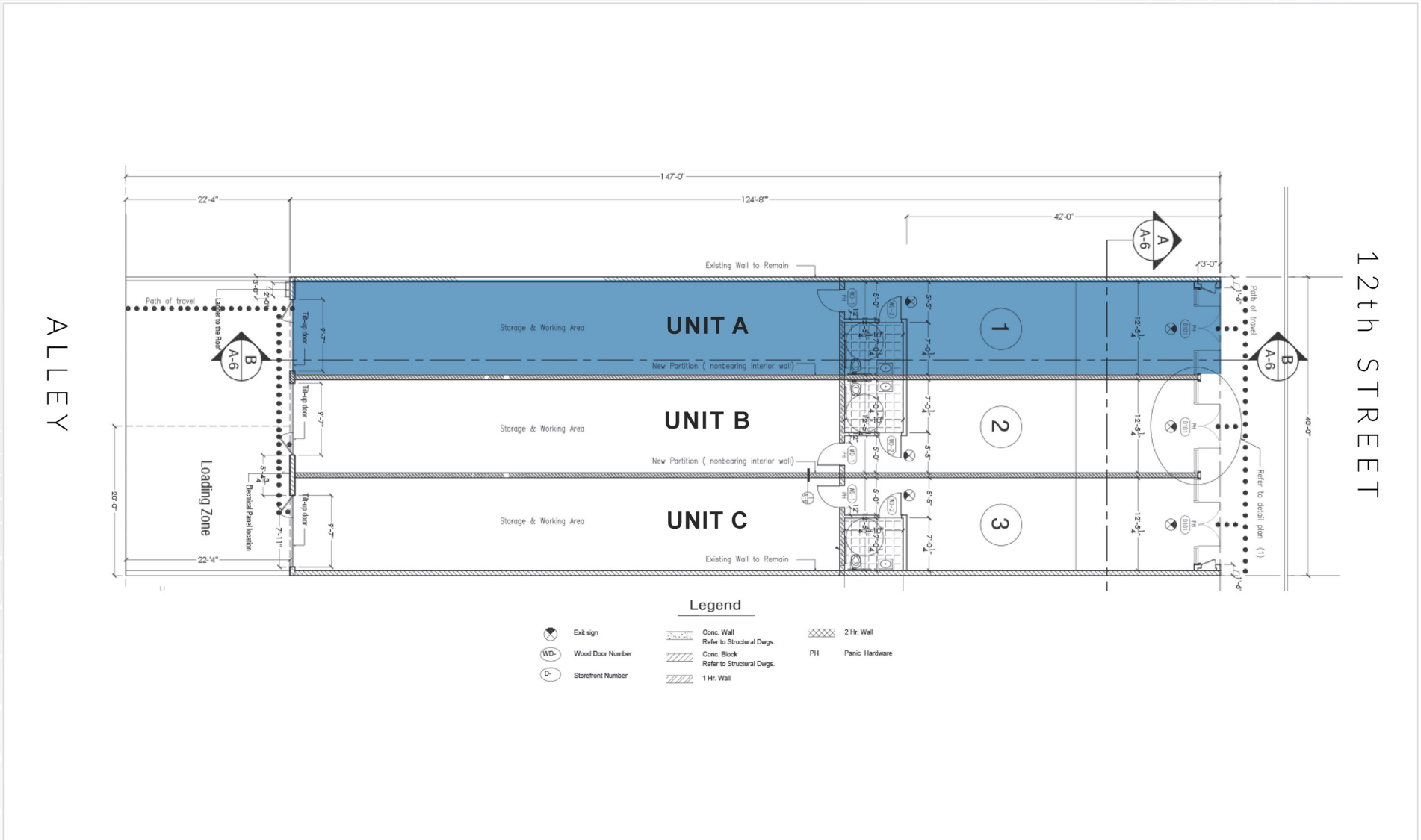
INTERIOR PHOTOS

1150 E 12th Street, Los Angeles, CA 90021



FLOOR PLAN | UNIT A

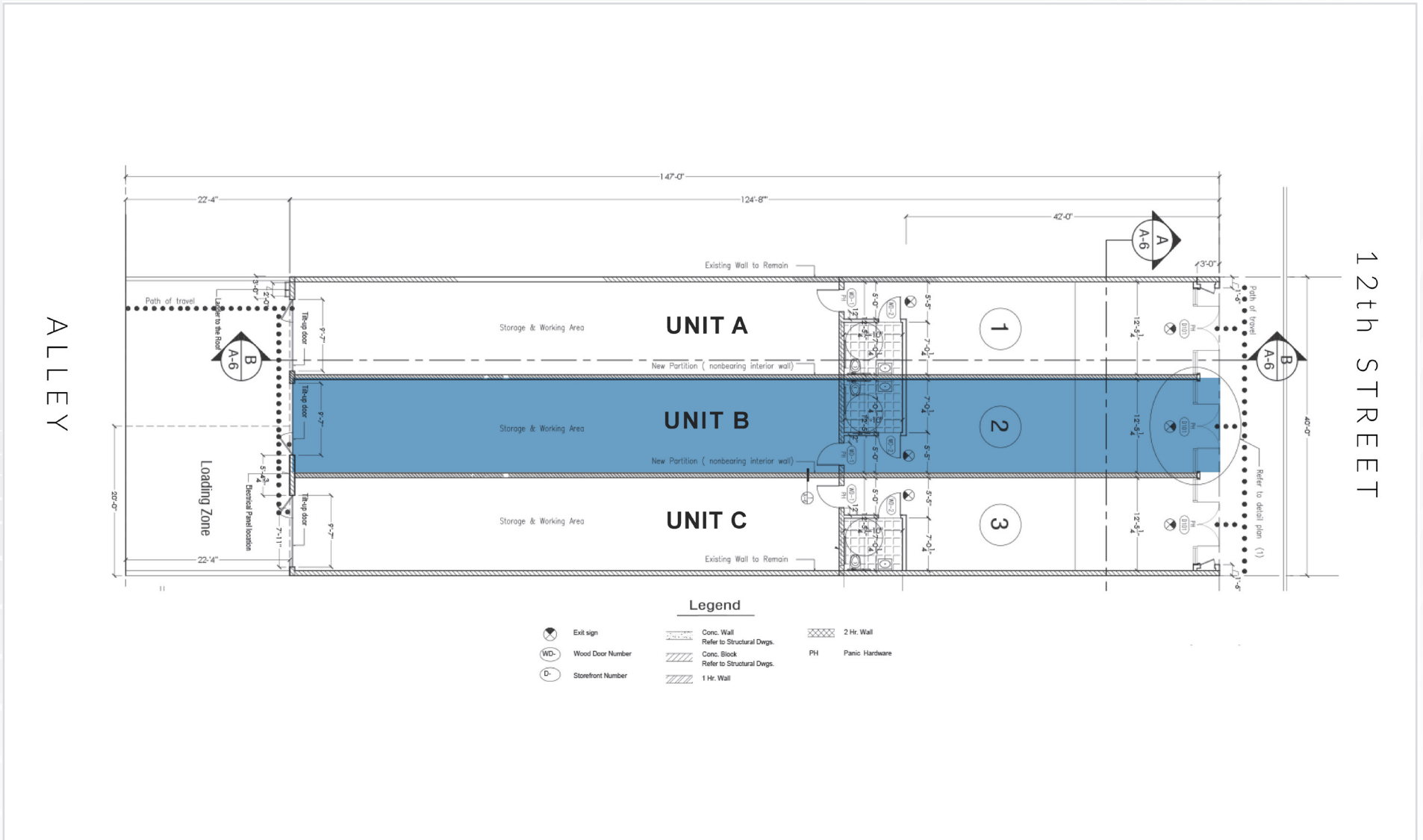
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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the features tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

FLOOR PLAN | UNIT B

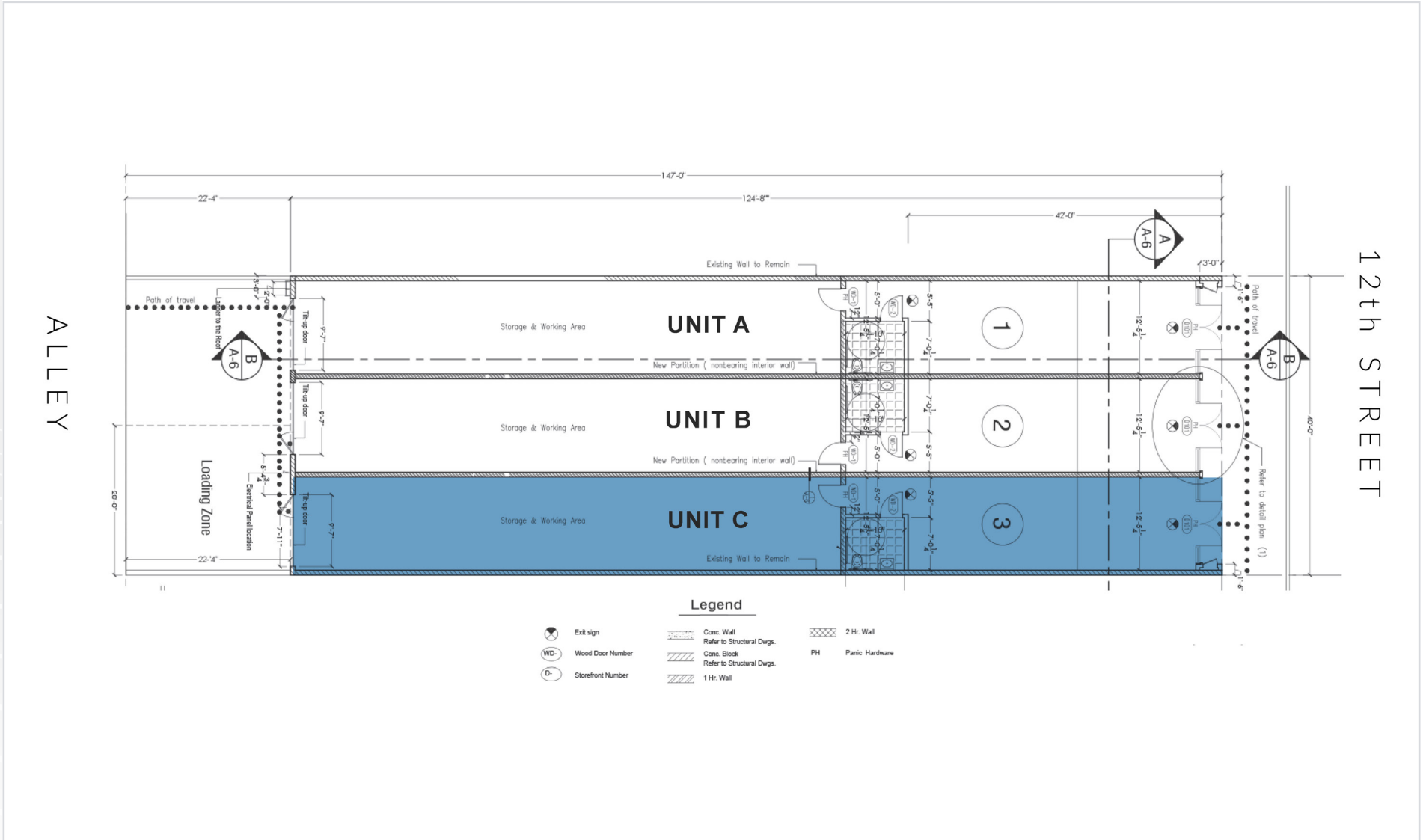
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FLOOR PLAN | UNIT C

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DOWNTOWN LOS ANGELES



FASHION DISTRICT



AVAILABLE
± 4,960 SF



AERIAL MAP





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