

**CENTRALLY LOCATED  
INDUSTRIAL WAREHOUSE**

**FOR LEASE**

**115**

**EAST 23RD STREET**

LOS ANGELES, CALIFORNIA 90011

**CENTRAL LOS ANGELES AREA**

± 11,130 Rentable Square Feet

**FOR IMMEDIATE OCCUPANCY**



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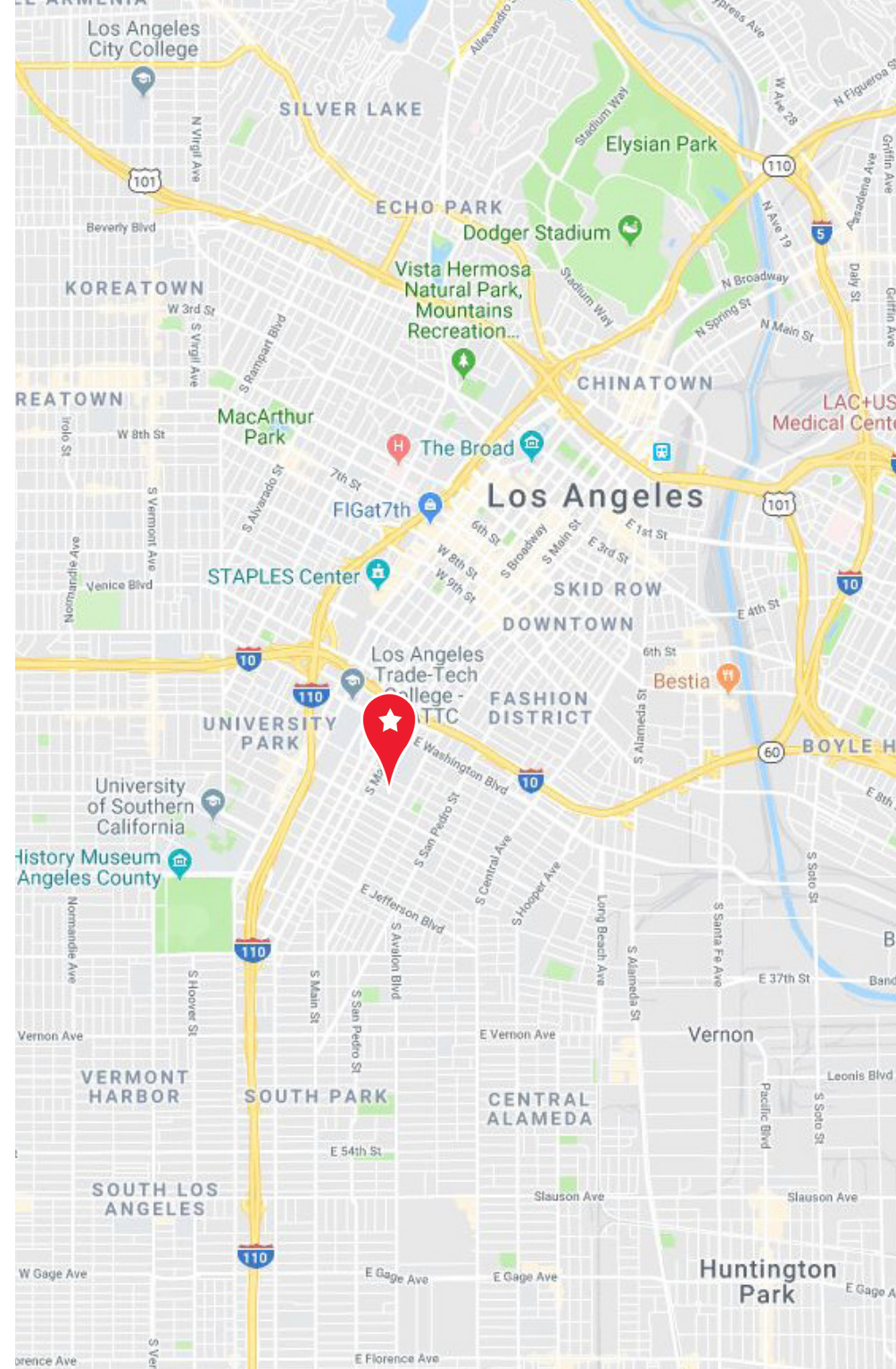
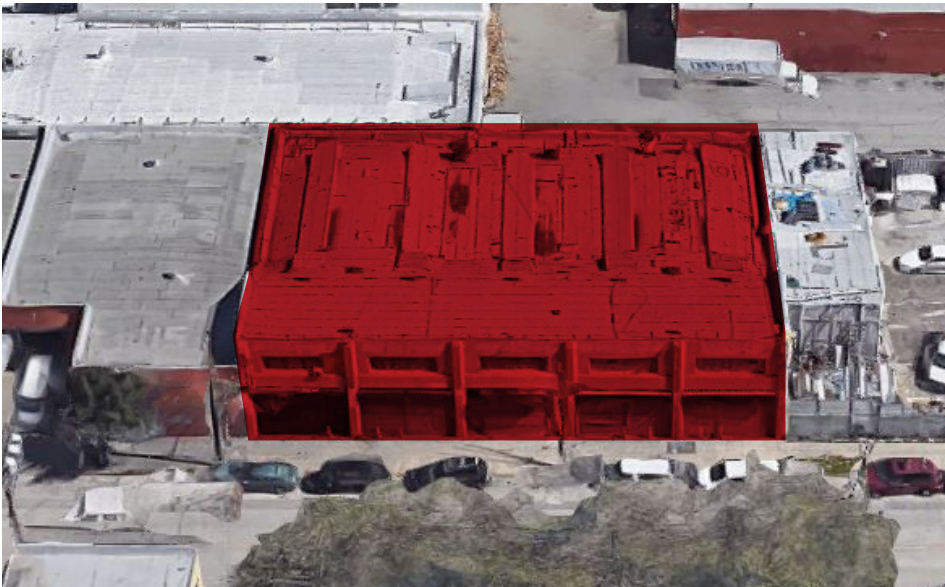
Charles Dunn



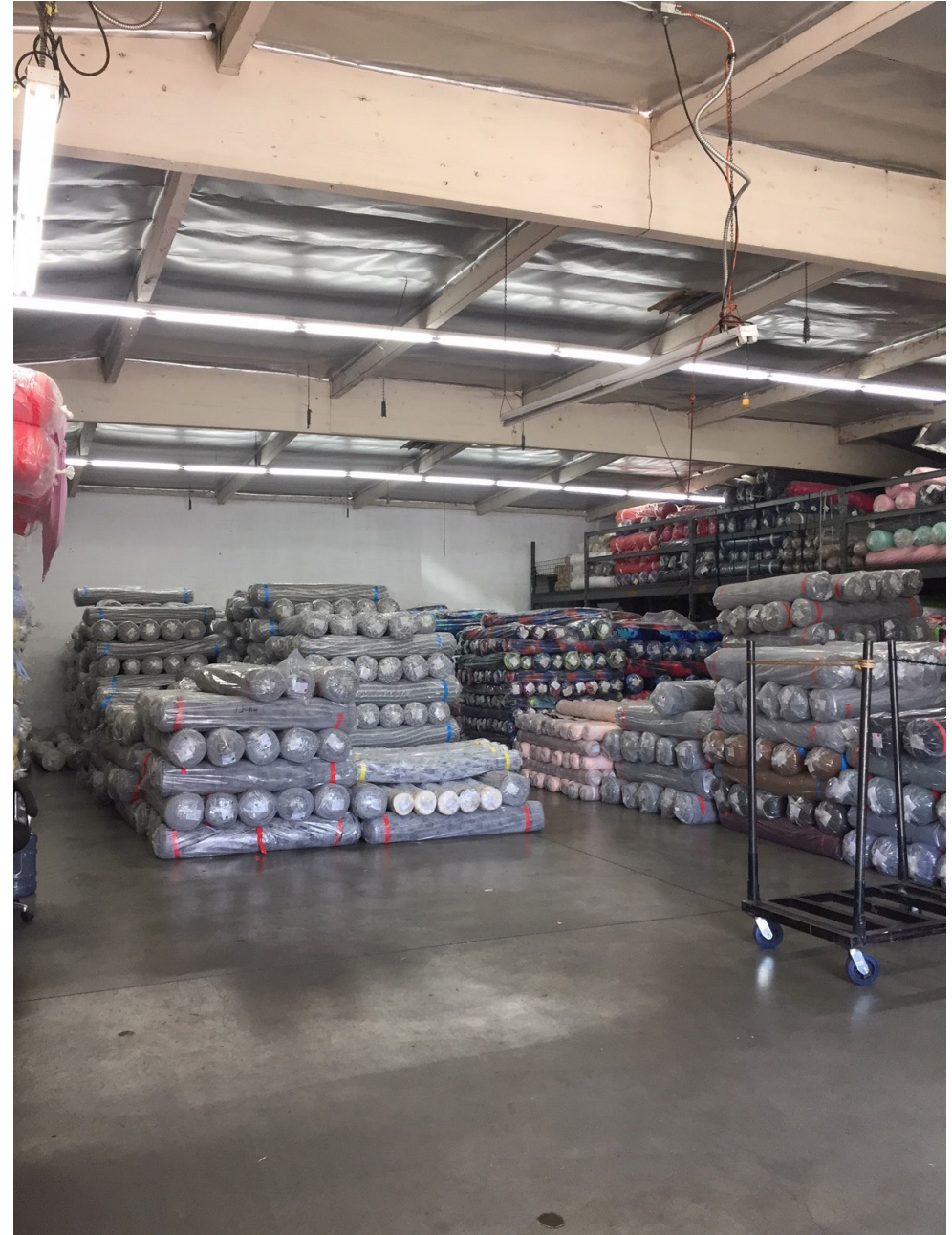
# PROPERTY INFORMATION

This property is located in the area of Central Los Angeles near Downtown. This spacious one story 11,130 SF industrial space is situated on 9,399 SF of land and is centrally located on 23rd Street and South Main Street with easy access to the 110 and 10 major freeways. The Property features 12' ceiling height, five loading doors and 400 Amps 3 Phase Power.

- ± 11,130 SF of building divisible to 2,260 SF units
- \$1.10-\$1.25/SF/Month/Modified Gross
- One story building with mezzanine
- 12' clear height
- Five loading doors
- 400 Amps 3 Phase Power
- Centrally located with easy access to 110 and 10 freeways
- Abundant street parking
- Less than one mile from Metro Expo and Blue Line Stations
- Walk Score® Walker's Paradise (91) & Transit Score® Rider's Paradise (90)



## ■ PROPERTY PHOTOS



Charles Dunn

# 115 EAST 23RD STREET LOS ANGELES, CA 90011

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