



Available SF 3,500 SF Industrial For Lease Building Size 7,000 SF



Address: 2617 S Main St, Unit B, Los Angeles, CA 90007
Cross Streets: S Main St/W Adams Blvd

Sharp Small Block Building On Major Street
9 Car Parking, 12' Truss, 200 Amps, 1 Phase
Great Location, Just South of Adams Blvd

Lease Rate/Mo:	\$4,130	Sprinklered:	No	Office SF / #:	400 SF / 2
Lease Rate/SF:	\$1.18	Clear Height:	12'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	1 / 10'x12'	Office HVAC:	AC Only
Available SF:	3,500 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	3,500 SF	A: 200 V: 240 O: 1 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	2-3 Years Plus Increases	Const Status/Year Blt:	Existing / 1963	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	07/01/2020
Sale Price/SF:	NFS	Parking Spaces: 7 / Ratio: 2.0:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Office	Market/Submarket:	CBD
Zoning:	M1			APN#:	5122-001-013
Listing Company:	Sterling Industrial Prop.				
Agents:	Brad Harris 213-448-3313				
Listing #:	24596071	Listing Date:	05/12/2020	FTCF:	CB250N000S000/A0AA
Notes:	Contact Broker to show: 213-448-3313 - bharris@sterling-props.com. Offices have wall A/C units. Lessee to independently verify all information (including power) herein.				



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213-448-3313

