

**IDEAL LIGHT  
MANUFACTURING/PRODUCTION**  
±7,735 SF SPACE AVAILABLE

**Industrial**

**630**

**S. CLARENCE ST.**

LOS ANGELES | CA

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# S. CLARENCE ST. 630

## BUILDING HIGHLIGHTS

- LA Arts District, Near The New 6th Street Bridge
- Building Features: Brick Bow-Truss, Clear-Span Warehouse with  $\pm 14'$  Clearance
- Built in 1955
- M2 Zoning
- Easy Access to Freeway On/Off Ramps and Downtown Los Angeles



# S. CLARENCE ST. 630

## SPACE HIGHLIGHTS



± 7,735 SF Available within a  
±49,094 SF Industrial Building



\$0.95 Per SF (\$7,348) Per Month, Gross,  
3-5 Year Lease



±1,000 SF of Office (4 rooms)  
with 2 Restrooms, Heat & A/C



1 Dock-High Loading Door For Efficient  
Shipping & Receiving



Private, Secure, Fenced On-Site  
Parking/Yard (Approx. 5 Spaces)



400 Amps, 120/240 Volts, 3-Phase,  
4-Wire Power



Ideal For Light Manufacturing/  
Production Use

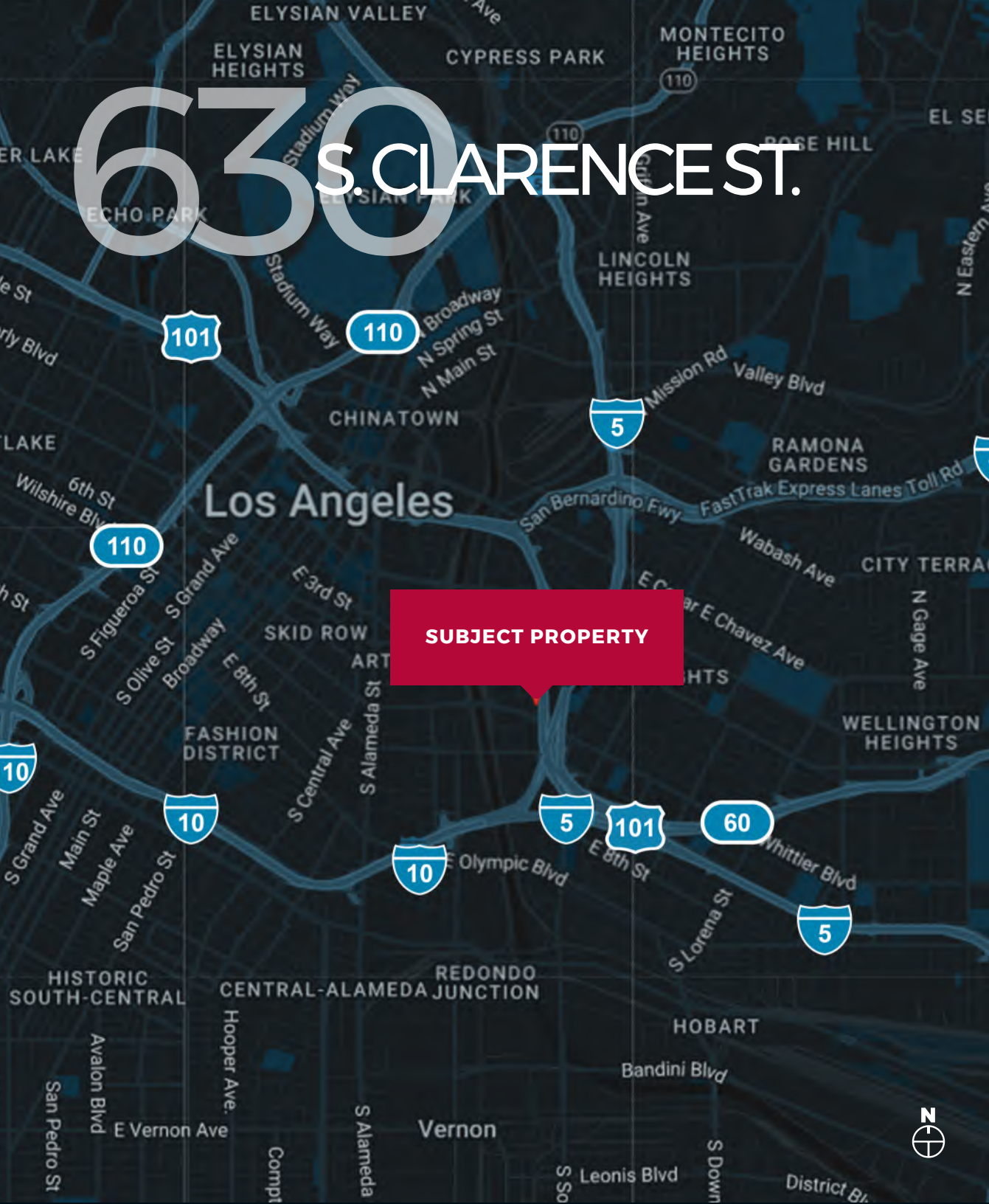


# 630 S. CLARENCE ST.

PHOTO GALLERY



# 630 S. CLARENCE ST.



**SUBJECT PROPERTY**

## LOCATION



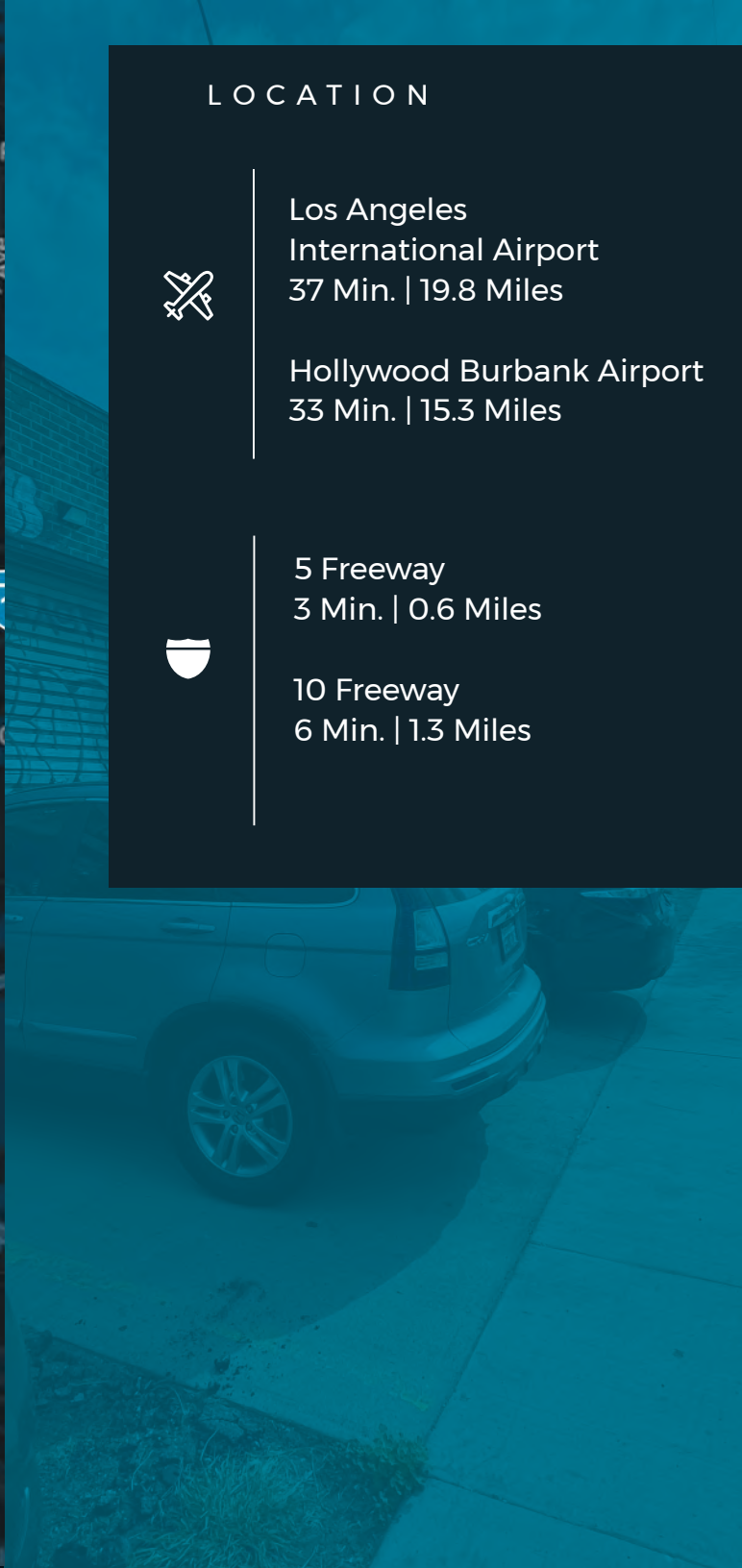
Los Angeles International Airport  
37 Min. | 19.8 Miles

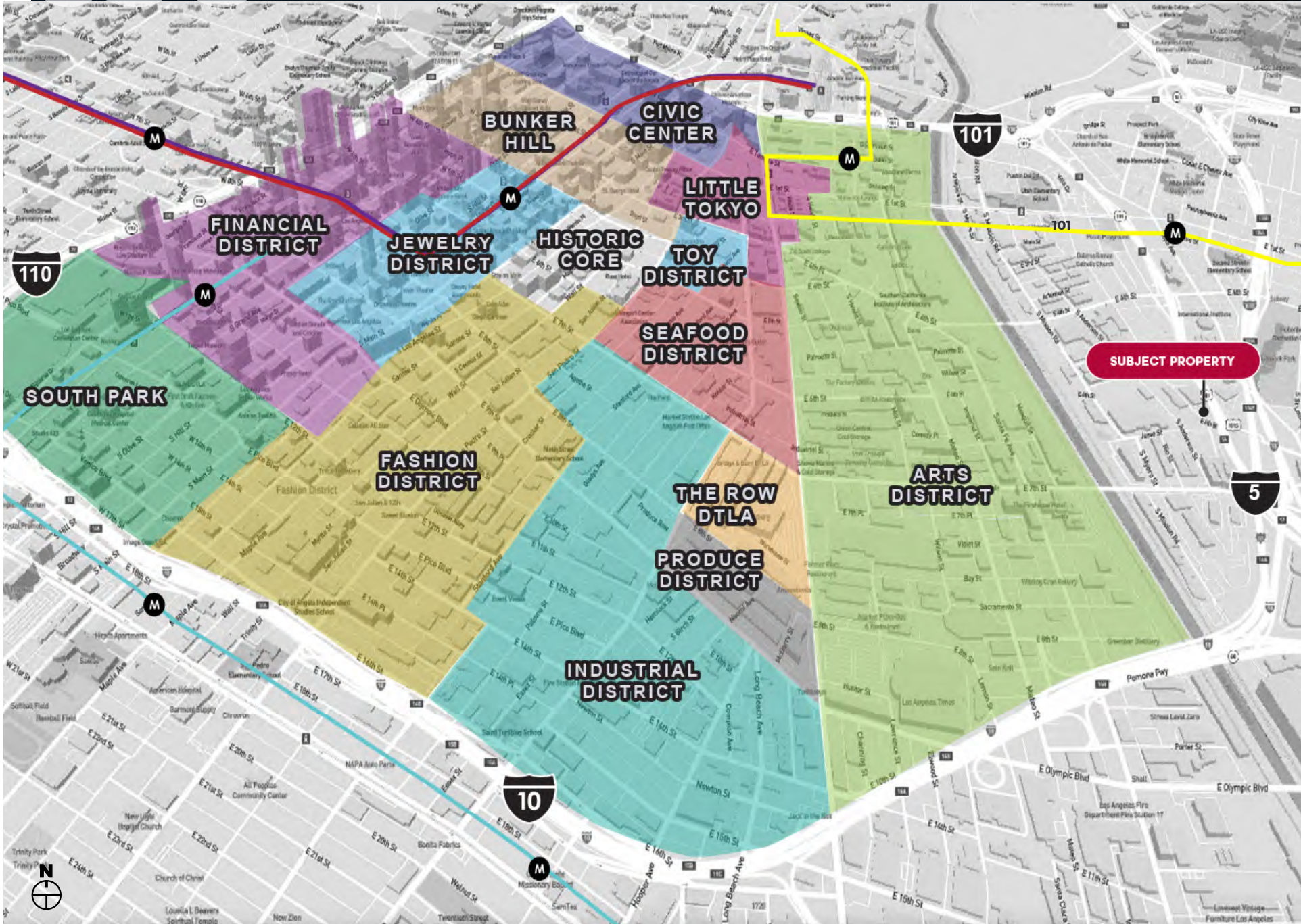
Hollywood Burbank Airport  
33 Min. | 15.3 Miles



5 Freeway  
3 Min. | 0.6 Miles

10 Freeway  
6 Min. | 1.3 Miles





# 630

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