

Available SF 16,000 SF Industrial For Lease Building Size 66,352 SF



Address: 123 E 35th St, Los Angeles, CA 90011
Cross Streets: S Main St/Jefferson Blvd

16,000 SF Warehouse / 22' Clear Height / Sprinklered
 On-Site Parking / One (1) Dock-Level Loading Door
 Minutes From DTLA, USC, Vernon, Arts District and
 Garments District
 Easy Access to 10, 5, 60, 710, 101, & 110 Freeways

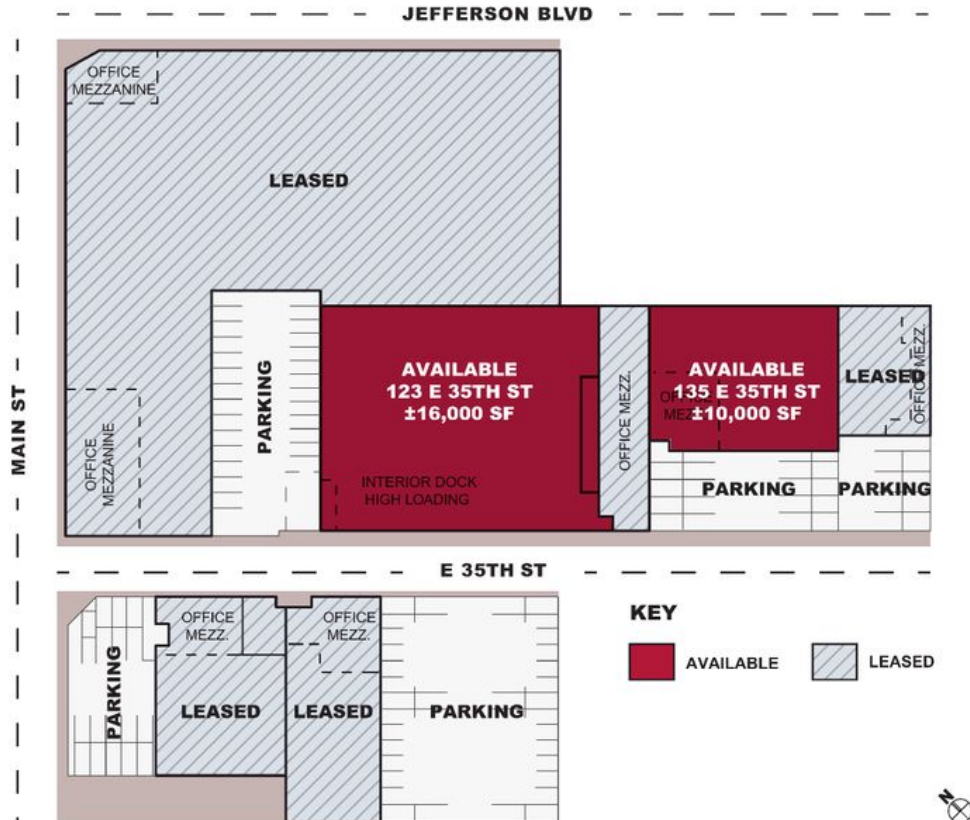
Lease Rate/Mo:	\$17,600	Sprinklered:	Yes	Office SF / #:	500 SF
Lease Rate/SF:	\$1.10	Clear Height:	22'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	0	Office HVAC:	Heat & AC
Available SF:	16,000 SF	DH Doors/Dim:	1	Finished Ofc Mezz:	0 SF
Minimum SF:	16,000 SF	A: 400 V: 240 O: 1 W: 3		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1957	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	02/01/2026
Sale Price/SF:	NFS	Parking Spaces: 6	/ Ratio: 0.4:1/	Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	CBD
Zoning:	M1-1-CPIO	Listing Date:	12/23/2025	APN#:	5120-006-016
Listing #:	44059684				

SITE PLAN



123 & 135 E. 35TH ST.

LOS ANGELES, CA 90011



*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS. FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

FOR MORE INFORMATION, CONTACT:

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