

# Industrial Space

AVAIL SF: 11,800

TOTAL BLDG SF: 30,000

For Lease



**1806 S San Pedro St, Los Angeles, CA 90015**

- Centrally Located Warehouse or Showroom
- Right off of Washington Blvd and San Pedro St
- Right off of San Pedro 10E-FRW Entrance
- (2) Private Bathrooms
- Secure Gated Parking
- Easy Street Access with Street Parking
- Easy access to all major Freeway [10, 110,5,60,101]
- 24 Hour Access
- Additional Space Available:
- Lease Rental Rate: TBD
- Term: 3-5 years

## PROPERTY DETAILS

Building Area	30,000	± Sq.Ft.
Land Area	54,000	± Sq.Ft.
Warehouse	11,200	± Sq.Ft.
Office	600	± Sq.Ft.
Total Area	11,800	± Sq.Ft.
Parking	3	
Zone	LA M2	
Year Built	1920's	
Construction	Brick Masonry	
Ground Level Loading	1:12'x10'	
Roll Up Door?	Yes, two	
Power	100A 1P	
Ceiling Height	19-24'	
Restrooms	2	
Sprinklered	No	

**For More Information, Please Contact**

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The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. Tenant should verify with reputable consultants all aspects of this brochure and the property including building & land measurements, interior dock and mezzanine areas, type and age of building, structural condition, ceiling clearance, power, calculation, zoning, permitted uses within the building, parking count, any building measurements, any unpermitted improvements. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy). Also advises Tenant to obtain any required use permits and business licenses prior to lease execution and have their Attorney review any Lease Contract prior to execution.