



Available SF 5,740 SF

Industrial For Lease

Building Size 5,740 SF

**Address:** 149 W 31st St, Los Angeles, CA 90007**Cross Streets:** S Broadway/W 31st St

Freestanding, Clear-Span Industrial Bldg. Min. from DTLA
 2026 Bldg. Upgrades, Fluorescent Lights & Silicone-Coated Roof
 Fresh Interior Paint, New Roll-Up Door & Metal Entrance
 Two Renovated RRs, Ample Power, & Front Parking & Loading
 Immediate Access to the 110 and 10 FWYs, East of USC Area
 Light-Mfg, Whse, Showroom, Studio, Distribution, and More

Lease Rate/Mo: \$6,314
Lease Rate/SF: \$1.10
Lease Type: Gross
Available SF: 5,740 SF
Minimum SF: 5,740 SF
Prop Lot Size: 0.17 Ac / 7,500 SF
Term: 3 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M1

Sprinklered: No
Clear Height: 11'
GL Doors/Dim: 1
DH Doors/Dim: 0
A: 400 V: 240 O: 1/3 W: 4
Construction Type: Masonry
Const Status/Year Blt: Existing / 1953
Whse HVAC: No
Parking Spaces: 4 / **Ratio:** 0.7:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 520 SF / 1
Restrooms: 2
Office HVAC: AC Only
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: CBD
APN#: 5122-004-008

Listing Company: City Commercial Properties**Agents:** [Jay Park 323-985-6400](mailto:jpark@citycompro.com)**Listing #:** 45170906**Listing Date:** 07/01/2026**FTCF:** CB200N000S000

Notes: Contact the listing office to schedule a showing. Prospective Tenant shall independently verify all property information through their own due diligence and sources. Listing Broker makes no representations or warranties, express or implied, as to the accuracy or completeness of the information contained herein. Rate reduction on 08-03-26.



Jay Park
 jpark@citycompro.com
 323-985-6400

AIRCRE Powered by
MOODY'S