

Available SF 20,000 SF Industrial For Lease Building Size 20,000 SF



**Address:** 620 S Clarence St, Los Angeles, CA 90023  
**Cross Streets:** S Clarence St/Whittier Blvd

Arts District Location / Private Secure Parking  
 Brick Construction / Bow Truss Roof / Heavy Power  
 Clear Span / Three (3) Dock High Loading  
 Near Fwy On-Off Ramps / Next to 6th St Bridge

<b>Lease Rate/Mo:</b> \$18,000	<b>Sprinklered:</b> Yes	<b>Office SF / #:</b> 1,500 SF / 9
<b>Lease Rate/SF:</b> \$0.90	<b>Clear Height:</b> 14'	<b>Restrooms:</b> 3
<b>Lease Type:</b> Gross	<b>GL Doors/Dim:</b> 0	<b>Office HVAC:</b> Heat & AC
<b>Available SF:</b> 20,000 SF	<b>DH Doors/Dim:</b> 3	<b>Finished Ofc Mezz:</b> 0 SF
<b>Minimum SF:</b> 20,000 SF	<b>A: 400 V: 120/240 O: W: 3</b>	<b>Include In Available:</b> No
<b>Prop Lot Size:</b> 0.57 Ac / 24,830 SF	<b>Construction Type:</b> Masonry	<b>Unfinished Mezz:</b> 0 SF
<b>Term:</b> 3-5 Years	<b>Const Status/Year Blt:</b> Existing / 1962	<b>Include In Available:</b> No
<b>Sale Price:</b> NFS	<b>Whse HVAC:</b> No	<b>Possession:</b> Now
<b>Sale Price/SF:</b> NFS	<b>Parking Spaces: 0 / Ratio:</b>	<b>Vacant:</b> Yes
<b>Taxes:</b>	<b>Rail Service:</b> No	<b>To Show:</b> Call broker
<b>Yard:</b> Yes	<b>Specific Use:</b> Warehouse/Distribution	<b>Market/Submarket:</b> CBD
<b>Zoning:</b> M2		<b>APN#:</b> 5171-004-013
<b>Listing #:</b> 44436464	<b>Listing Date:</b> 03/02/2026	