



Reduced Rate \$1.00 /SF

2430 Porter Street

Los Angeles, CA 90021

Industrial Flex Facility

FOR LEASE | 39,068 SF

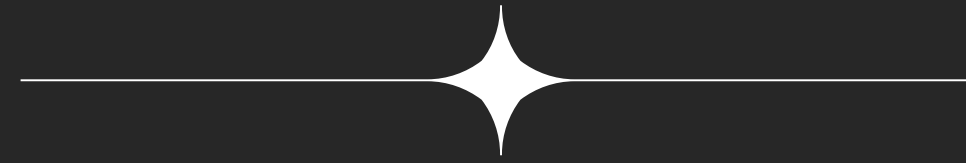
STEVE (SUNG) KIM

LIC #01814753

213. 810. 8949

steve@onecommercial.la

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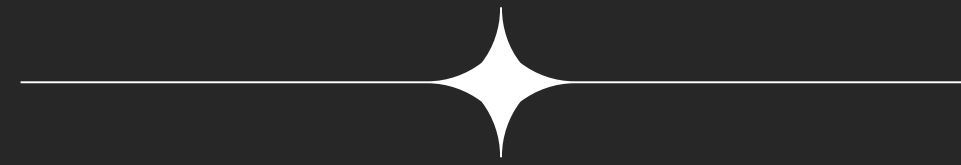
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All prospective tenants should independently verify all information.
Property showings by appointment only.



EXCLUSIVELY LISTED BY:



Steve (Sung) Kim | Broker

213.810.8949

Steve@onecommercial.la

LICENSE: CA #01814753





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39,068 SF Industrial Flex Facility | FOR LEASE

EXECUTIVE SUMMARY

One Commercial Realty presents **2430 Porter Street**.

39,068 SF High Utility Industrial flex facility | **Downtown LA's Arts District** | Available for immediate occupancy | **\$1.20/SF Modified Gross**.

This property is built for operations that demand heavy power, climate control, headquarters-quality office space, and efficient logistics access.

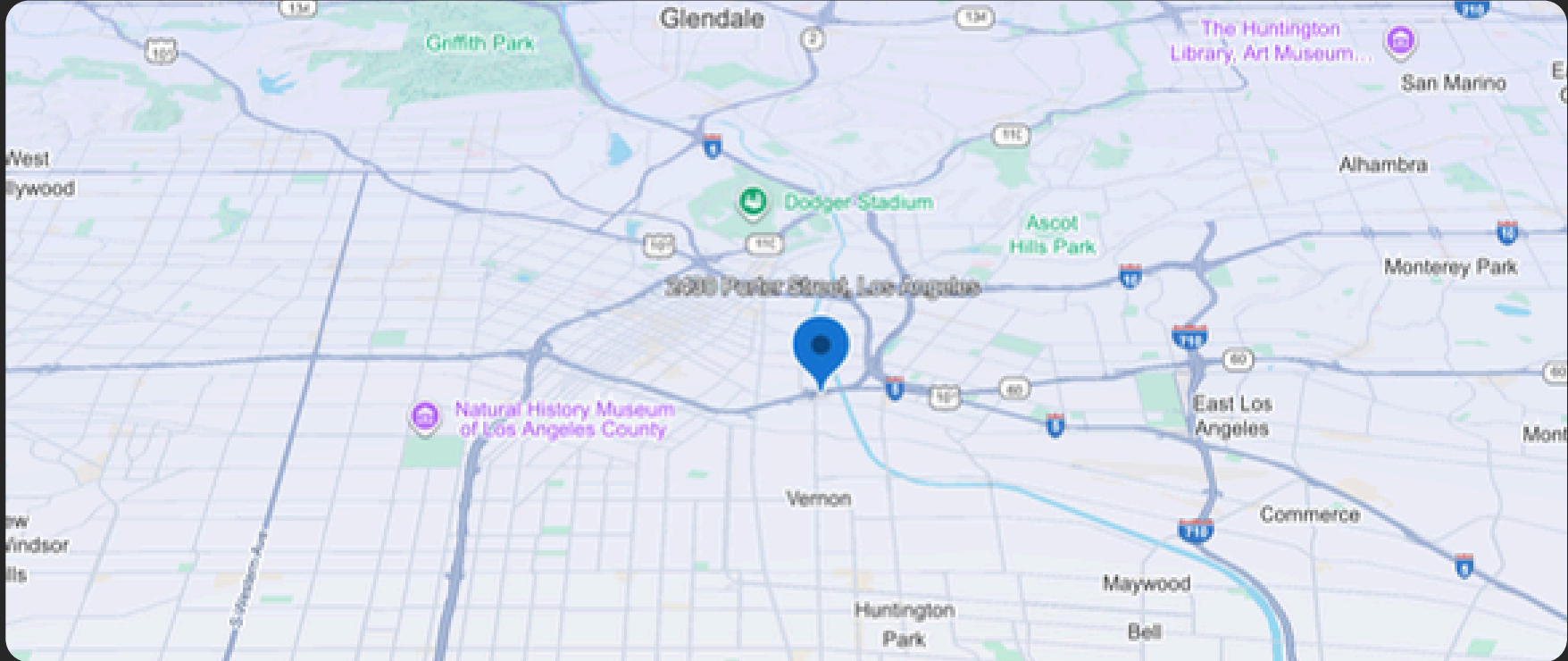
Following a comprehensive 2025 remodel, the building combines modern infrastructure with a strategic location.

KEY DRIVERS:

- **Advanced Infrastructure:** Equipped with **1,200 Amp heavy power** and full climate control, making it ideal for specialized sectors like pharmaceuticals, electronics, or data operations.
- **Logistics & Access:** Located just **0.11 miles from I-10**, the site features two dock-high doors and a dedicated truckwell for rapid Southern California distribution.
- **Premium Office & Amenities:** Includes **6,862 SF of modern headquarters-level office space** and a secure structure providing **39 covered parking spaces**.
- **Turn-Key Readiness:** Features recent upgrades including **motion-activated LED lighting, motorized doors,** and contemporary interior finishes.

LOCATION:

Positioned at the nexus of Southern California’s logistics network:



Interstate 10	0.11 Miles
Downtown Los Angeles	3 Miles
LAX	20 Miles
Ports of LA/Long Beach	25 Miles

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PROPERTY HIGHLIGHTS

Available SQ/FT	Rate Per SF
39,068 SF	\$1.00/SF Modified Gross

Total Building SF	39,068
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Land Area SF	29,621
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Lot Size (Acres)	0.68
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High Performance Infrastructure

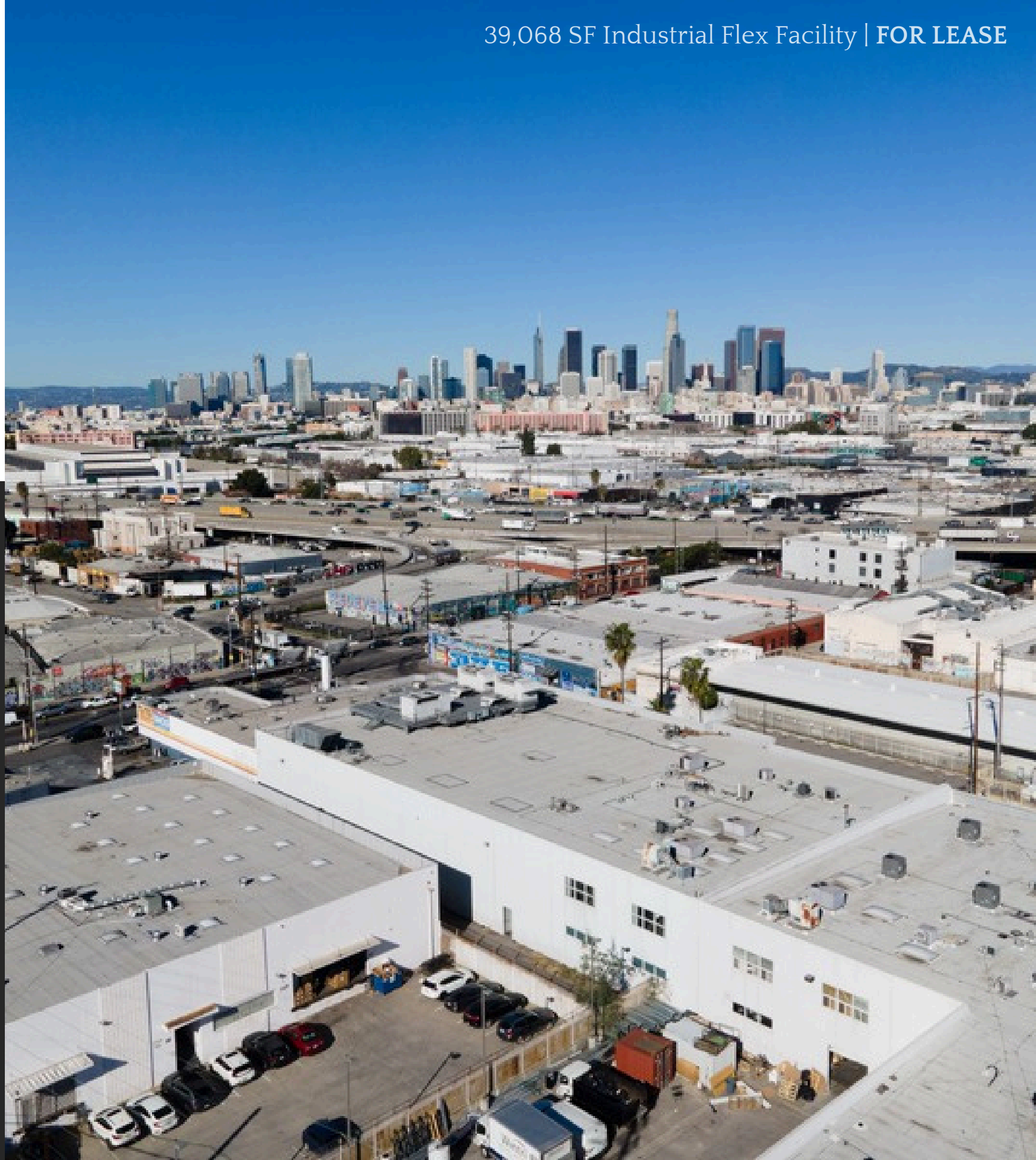
- **Heavy Power:** 1,200 Amp / 480V 3-phase electrical service.
- **Climate Control:** Fully temperature-controlled warehouse.
- **2025 Modernization:** Motion-activated LED lighting and new motorized roll-up doors.
- **Safety:** Full fire sprinkler system throughout.

Specialized Logistics & Access

- **Loading:** 2 dock-high doors, 1 ground-level door, and a dedicated truckwell.
- **Vertical Transport:** 3,000 lb. capacity freight elevator and a separate passenger elevator.
- **Clearance:** Flexible 14' to 26' clear heights.
- **Security:** Secured metal perimeter fencing.

Corporate Headquarters Amenities

- **Premium Office:** 6,862 SF of headquarters-quality space with contemporary finishes.
- **Employee Parking:** 39 covered parking spaces within a secured structure.
- **Recent Remodel:** Freshly updated interior designed for a professional corporate image.



BUILDING SPECIFICATIONS

Property Address:

2430 Porter Street, Los Angeles, CA 90021

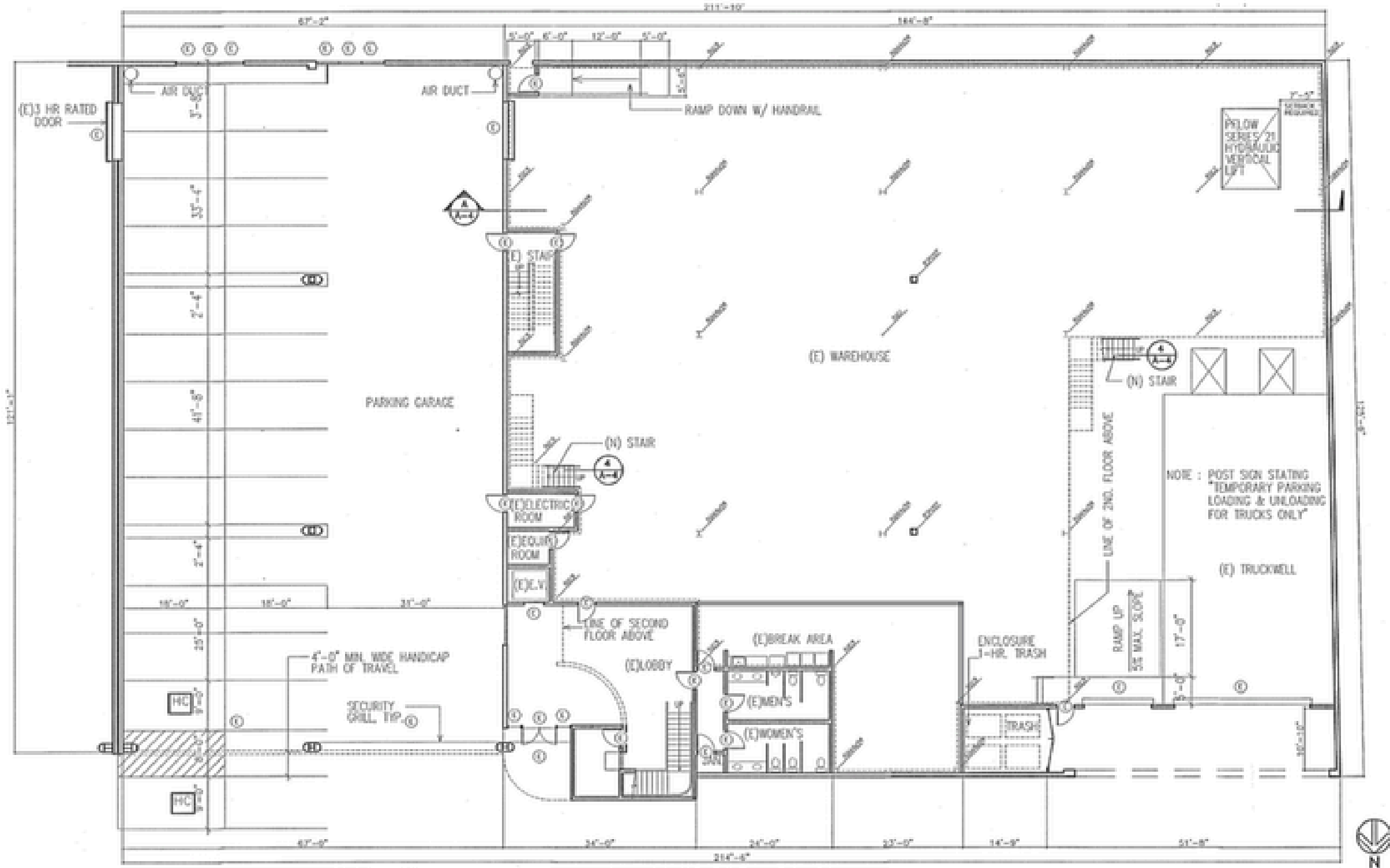
APN | Parcel ID - 5168-029-024

SITE DESCRIPTIONS:

Total Building SF	39,068 SF
Land Area SF	29,621 SF (0.68 Acres)
FAR	1.32
Zoning	M3 (Heavy Industrial)
Frontage	213' on Porter Street
Cross Street	Santa Fe Avenue
Parking	39 covered spaces (1.0/1,000 SF)

BUILDING SYSTEMS:

Year Built / Renovated	1998 / 2006 / 2025
Construction	Concrete Tilt-Up
Floors	2
Office Area	6,862 SF
Clear Height	14' - 26'
Loading	2 Dock-High, 1 Ground-Level
Elevators	1 Passenger, 1 Freight (3,000 lb.)
Power	1,200 Amp / 480V 3-Phase
Climate Control	Fully Temperature Controlled
Fire Protection	Full Sprinklers



First Floor Blueprint | Layout

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*Plan Not To Scale | For Discussion Purpose Only
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Street Views

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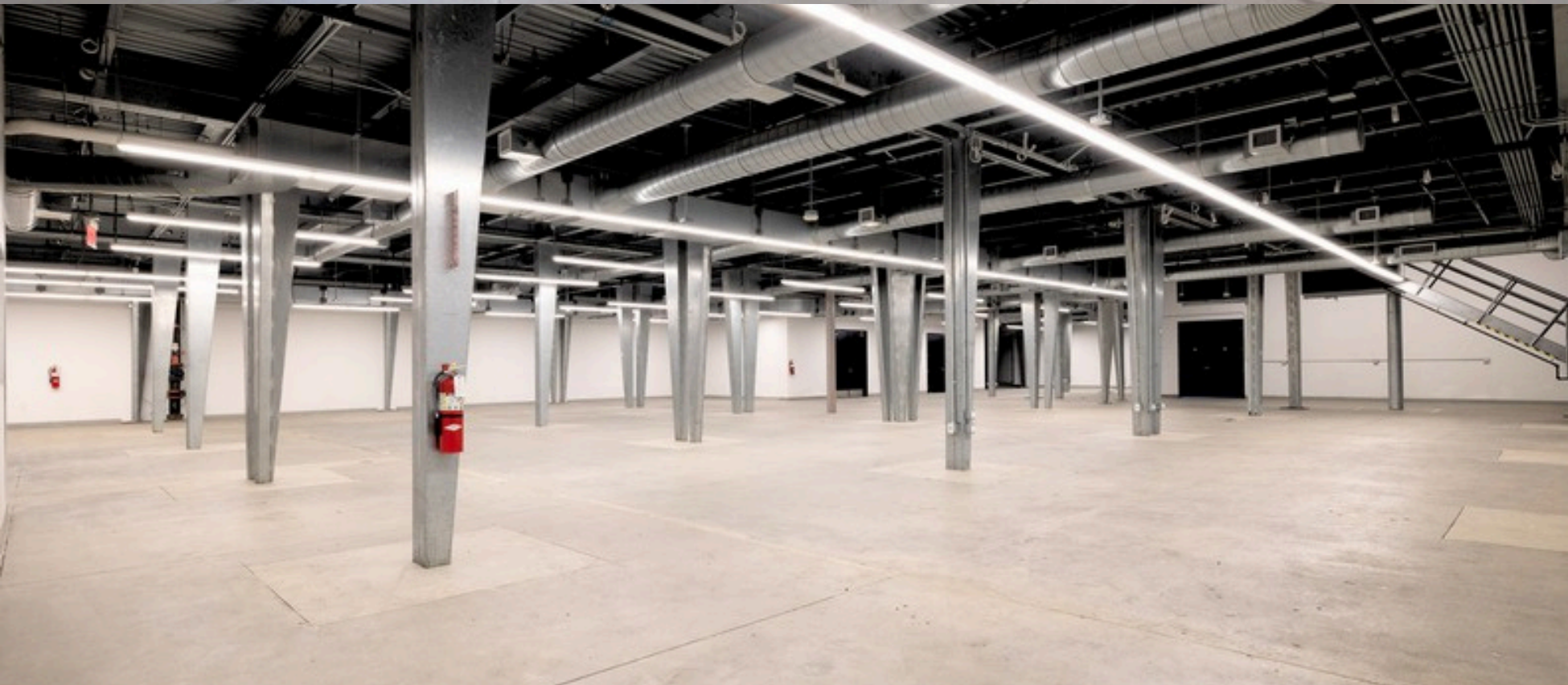
Interior Office Views

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Interior Warehouse Views

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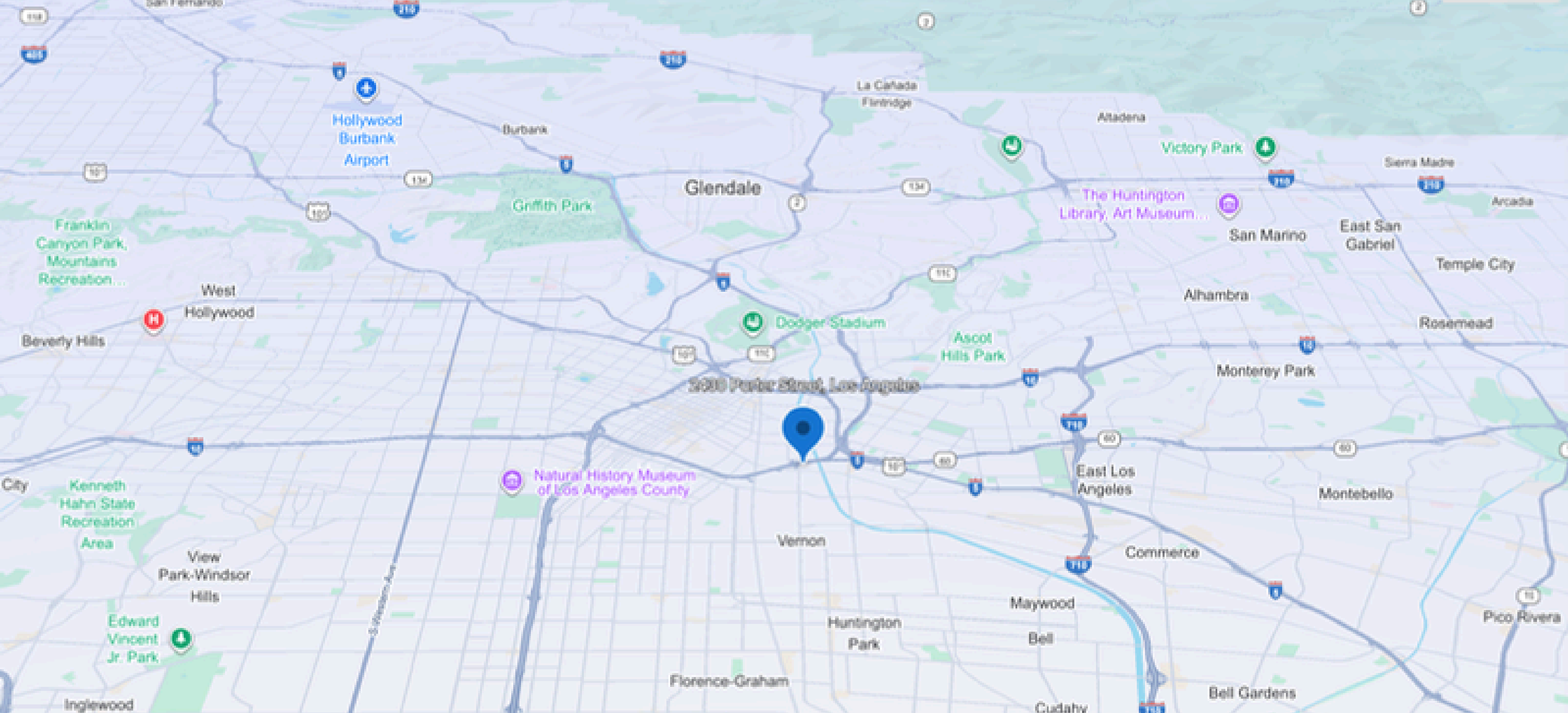
Aerial Views

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Map View

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Contact For
Showing



Scan For Video
Walkthrough

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