

FUNCTIONAL INDUSTRIAL SPACE WITH YARD

WAREHOUSING | MANUFACTURING | DISTRIBUTION
\$13,000/mo or \$1.16/SF/mo MG



1324-1330 E WASHINGTON BLVD, LOS ANGELES, CA 90021

FOR LEASE

FOR MORE INFORMATION, PLEASE CONTACT US:



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MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

PROPERTY HIGHLIGHTS

Twentieth Street
Elementary

E 20th St

1330 E Washington Blvd

S Central Ave

E Washington Blvd

E 17th St



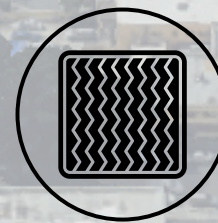
**Functional
Layout**



**Secured yard with
gated access**



**Ground level
loading**



Infill site



**Excellent Freeway
& Transit Access**



PROPERTY DETAILS

Address	1324-1330 E Washington Blvd
Property Type	Industrial / Warehouse
Lease Rate/Mo/SF	\$13,000/mo or \$1.16/SF/mo MG
Available Space	±10,220 SF : 1 st flr ±1,000 SF : 2 nd flr Office ±11,220 SF : TOTAL
Stories	1
Clear Height	±12'
Sprinklers	No
Loading	4 Drive-In Doors (2 operational, 2 currently non-operational)
Parking	±12 Surface Spaces
Frontage	E Washington Blvd
Year Built	1988, 1974
Zoning	LAM2
APNs	5129-003-006, 5129-003-036

*Buyer to verify all information

Positioned in a highly sought-after Central Los Angeles industrial submarket just minutes from Downtown, 1324-1330 E. Washington Blvd offers a versatile leasing opportunity for a wide range of industrial users. The property benefits from strong local demand, proximity to a dense labor pool, and access to one of the region's most active distribution corridors. With immediate activity to the I-10 freeway and surrounding transportation routes, the site is well suited for warehousing, distribution, and light manufacturing uses. Its functional layout and secured yard provide efficient circulation and operational flexibility, making it an ideal solution for users seeking centrally located industrial space in a supply-constrained infill market.



Entrance to Office



1st Floor Open Office



1st Floor Open Office



2nd Floor Office

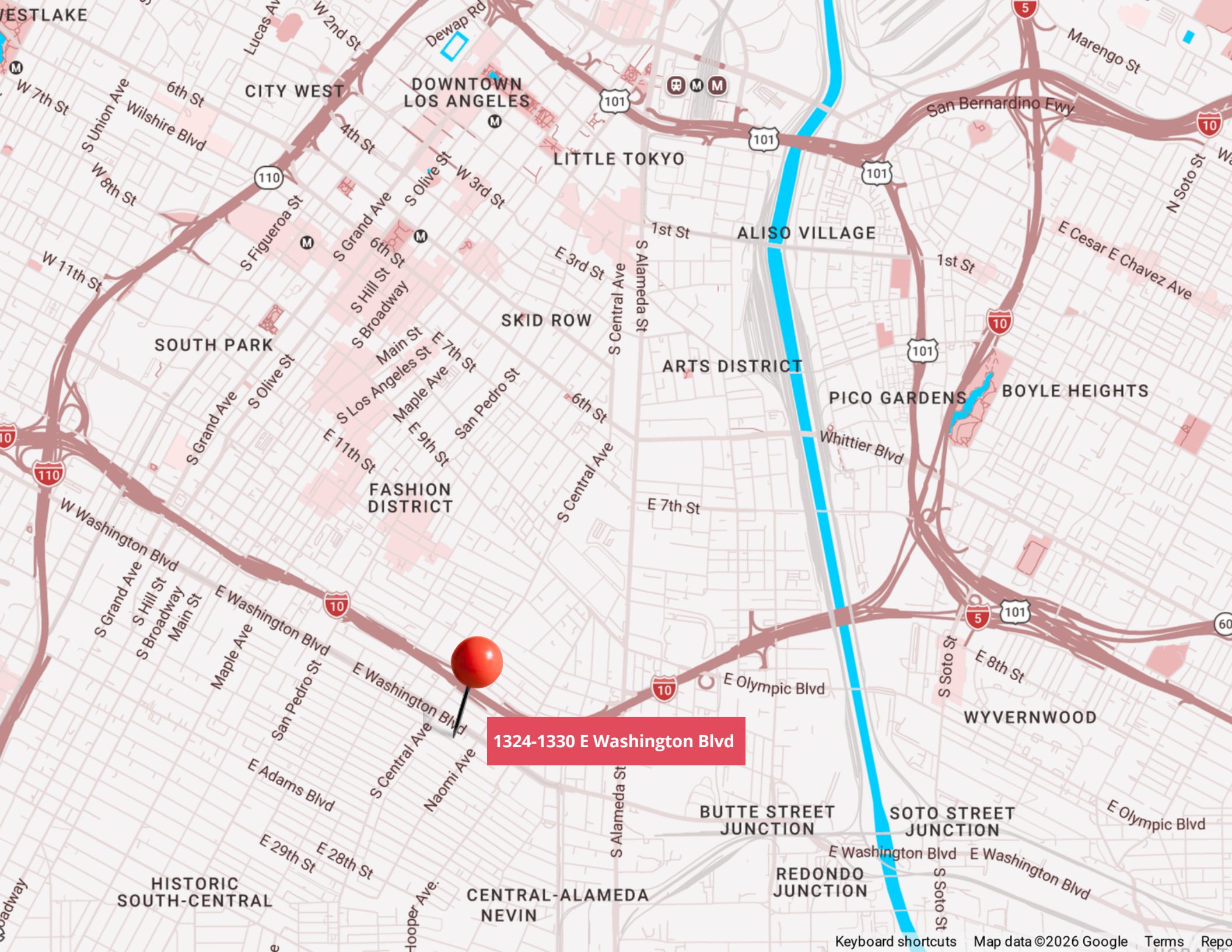




Great Exposure on Washington Blvd



Collection Street	Cross Street	Traffic Volume (VPD)	DISTANCE FROM THE PROPERTY
I- 10	S Central Ave NW	291,300	0.16 mi
E Washington Blvd	Essex St NW	26,378	0.10 mi
S Central Ave	E Washington Blvd NE	26,149	0.06 mi



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MAJOR PROPERTIES

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