



INDUSTRIAL SPACE FOR LEASE | 3,033± SF
Light Manufacturing, Warehouse, Storage, Etc.

2252 WEST WASHINGTON BOULEVARD, LOS ANGELES, CA 90018

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

Offering Memorandum

**2252 WEST WASHINGTON BLVD
LOS ANGELES, CA 90018**

Property Details

Total Building Area 8,500± SF

Available Area 3,033± SF

Construction Brick

Year Built 1939

Land Area 9,940± SF

Parking Street

Ground Level Loading Doors 1

Ceiling Height 10' to beam; 18' between beam

Sprinklered No

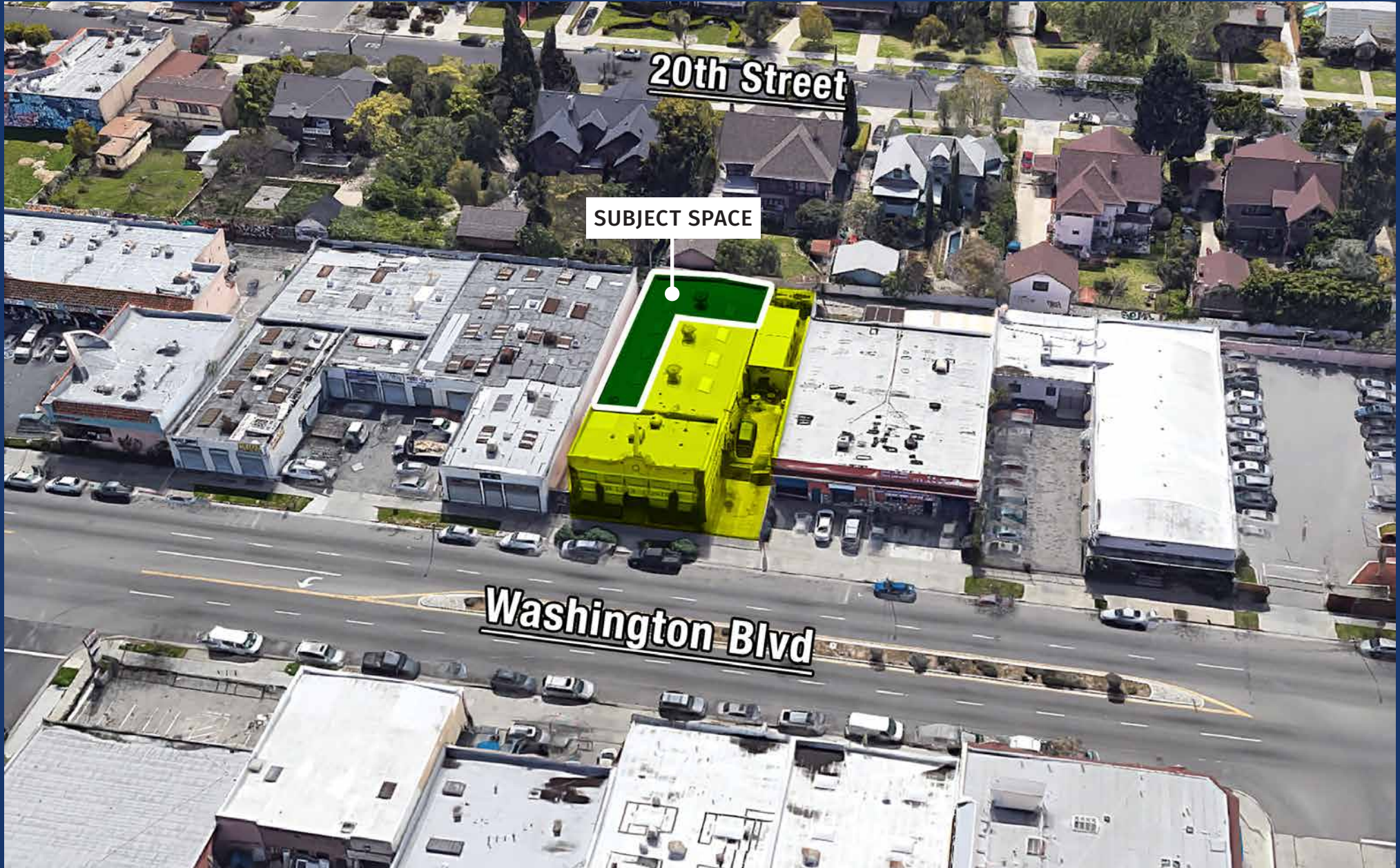
Zone LA C1.5-1VL

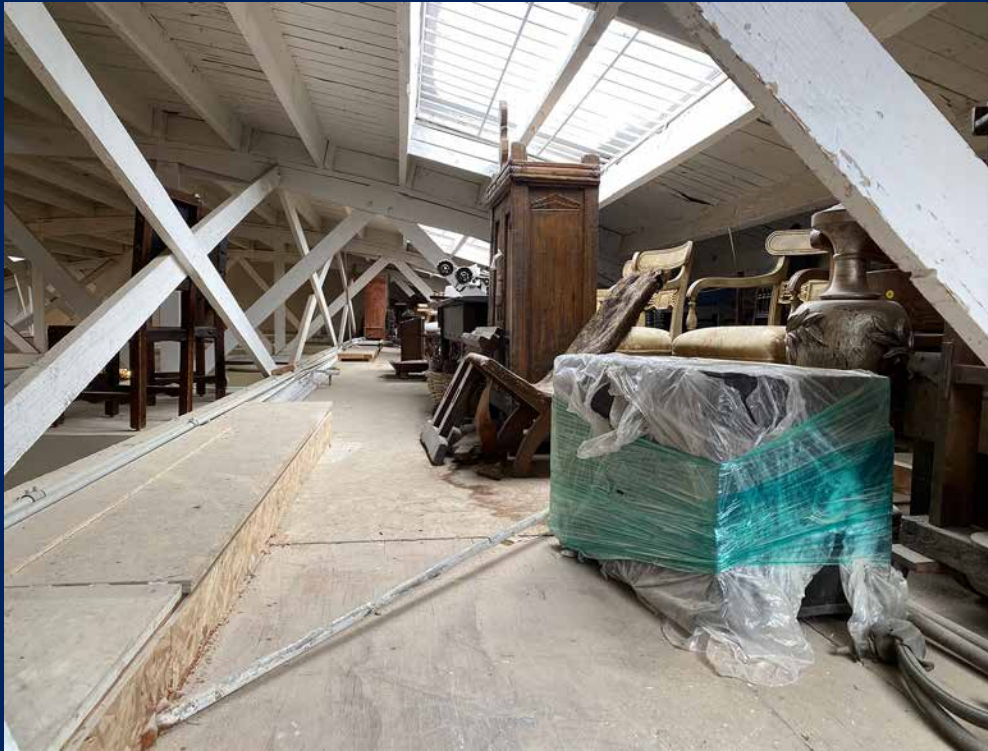
Property Highlights

- Bow truss warehouse with skylights
- Portion of ground floor available
- Great for woodworking, warehousing, storage, etc.
- Includes spray booth
- High ceiling clearance
- Private alley access (only for occupants on block)
- Abundant street parking
- Excellent West Washington corridor location
- Instant access to Santa Monica (I-10) Freeway
- Just minutes from Culver City, Westside and DTLA
- Available now!

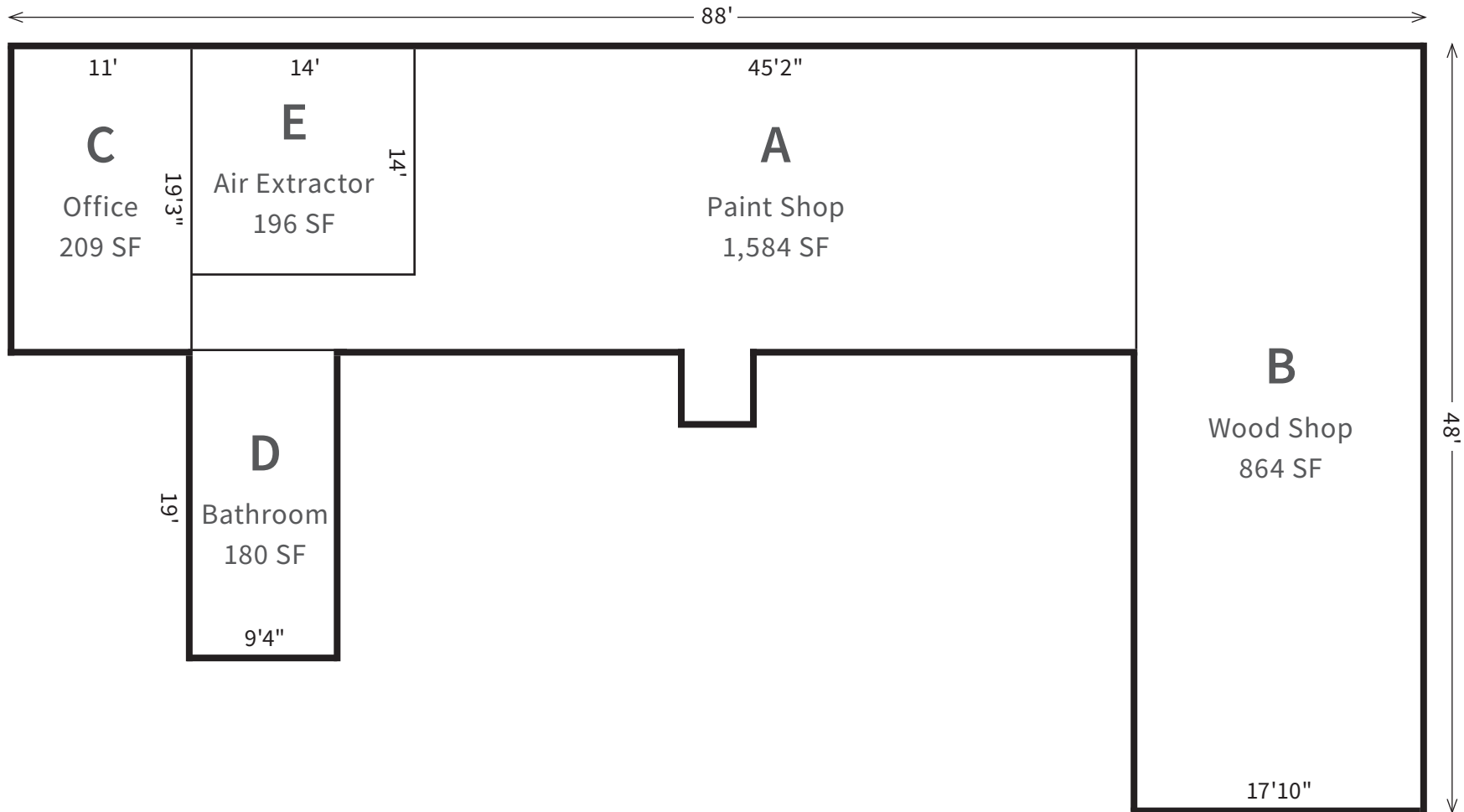
**Lease Rental: \$5,500 Per Month (\$1.81 Per SF)
Tenant to Pay Their Own Utilities**

Property Aerial





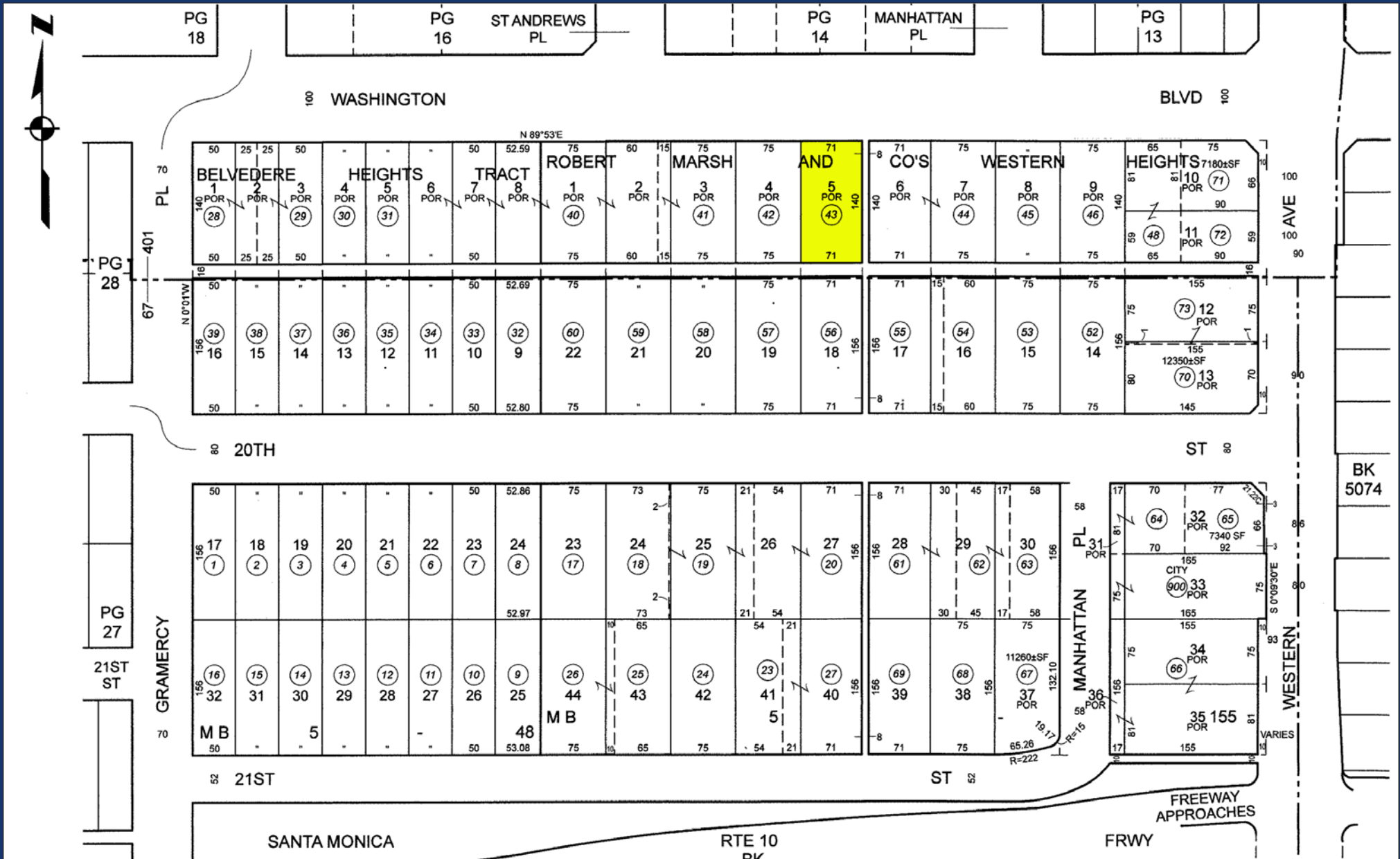
Site Plan



Scale: 1' = 0.1"

All Measurements Approximate

Plat Map



Area Map



Aerial Map Facing East

Downtown Los Angeles



2252 W Washington Blvd
Los Angeles, CA 90018

3,033± SF Available For Lease

Great for Light Manufacturing,
Warehouse, Storage, Etc.



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