

INDUSTRIAL PROPERTY FOR LEASE

Manufacturing/Warehouse

BUILDING SF.: 19,303±

LAND SF.: 24,088±



3660 S HILL STREET, LOS ANGELES, CA 90007

- Single-story manufacturing/warehouse facility
- Former garment use
- Located block-to-block between 36th Pl & 37th St
- Just east of Harbor (110 Freeway) and USC campus
- Heavy power service
- Fully sprinklered
- 16' warehouse ceiling height
- 2,860± SF of office space
- Secure, gated parking included for 9± vehicles
- Lease rental: \$24,129 per month (\$1.25 per SF gross)

For More Information, Please Contact:

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PROPERTY DETAILS

Building Area 19,303± Sq.Ft.

Land Area 24,088± Sq.Ft.

Zone LA M1

Year Built 1954

Construction Masonry

Ceiling Height 16'

Ground Level Loading.....2: 20x12 & 10x12

Office Area 2,860 ± Sq.Ft.

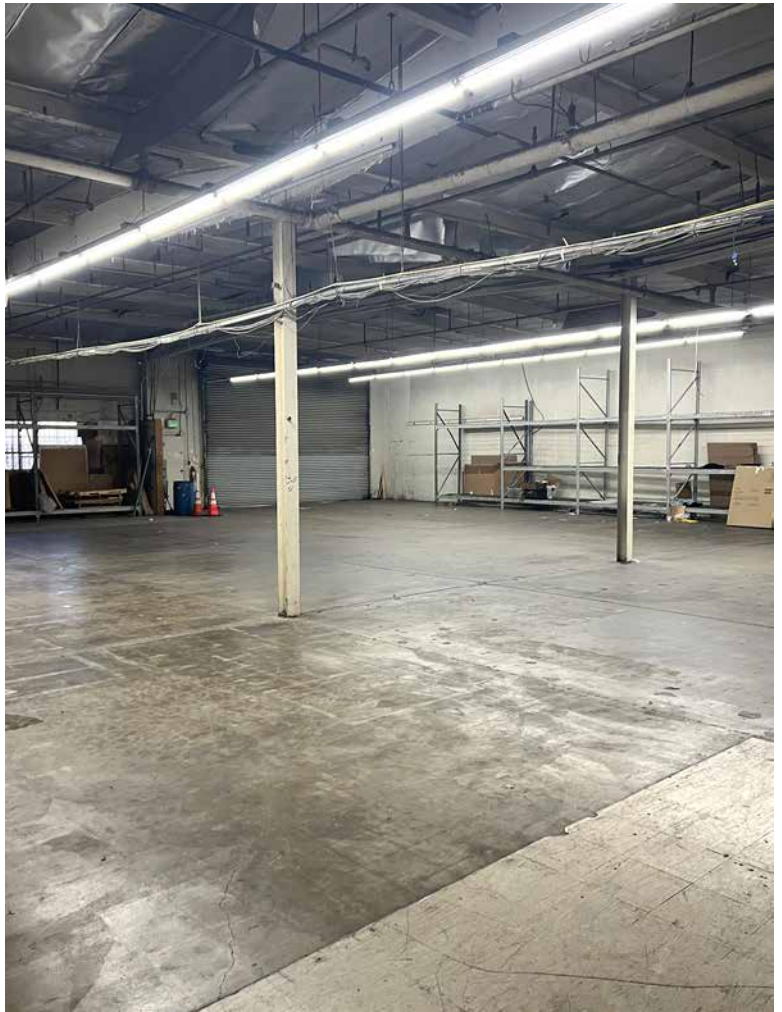
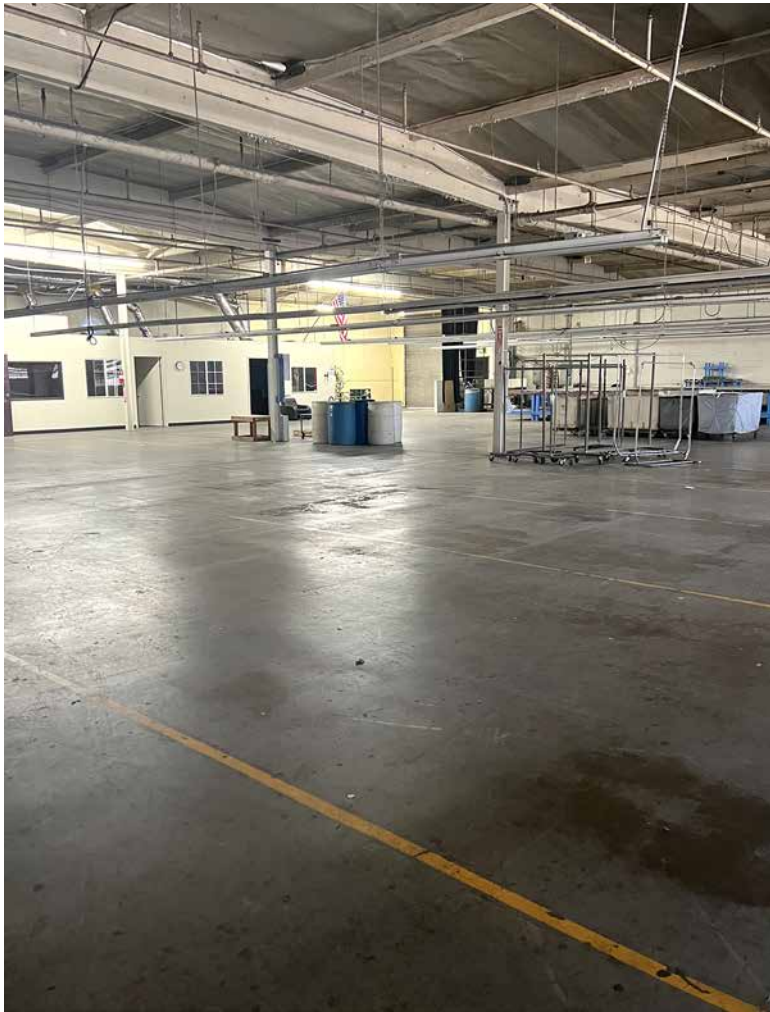
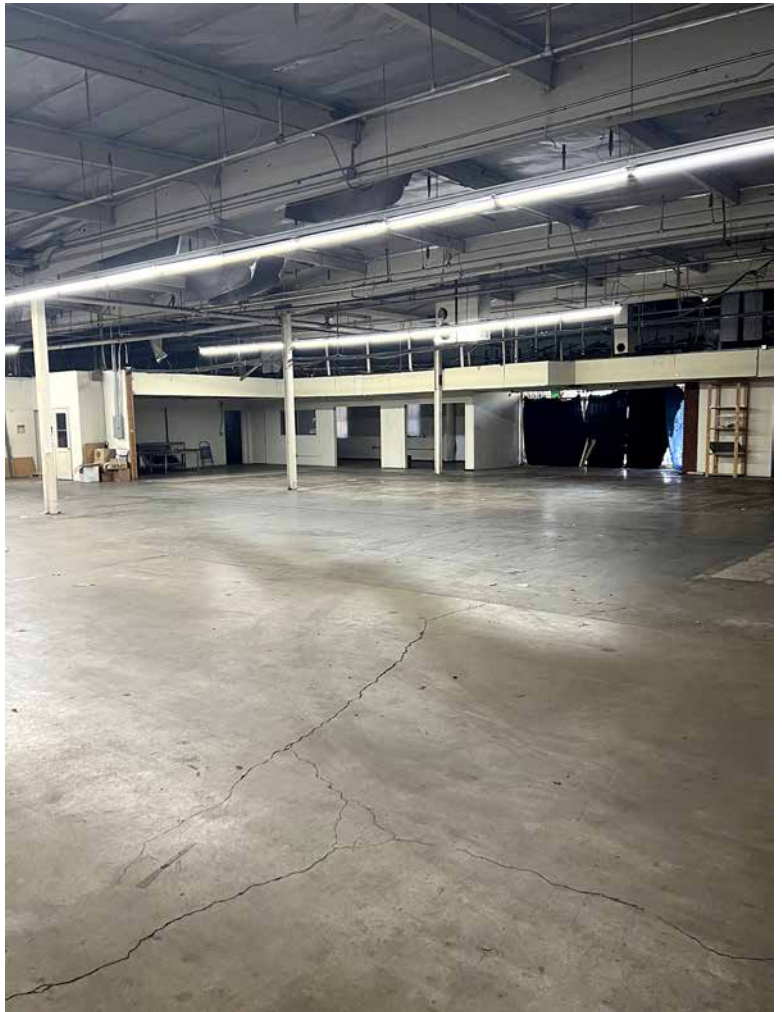
Power 400A/220V/3PH

Parking.....9± Vehicles

Restrooms 5

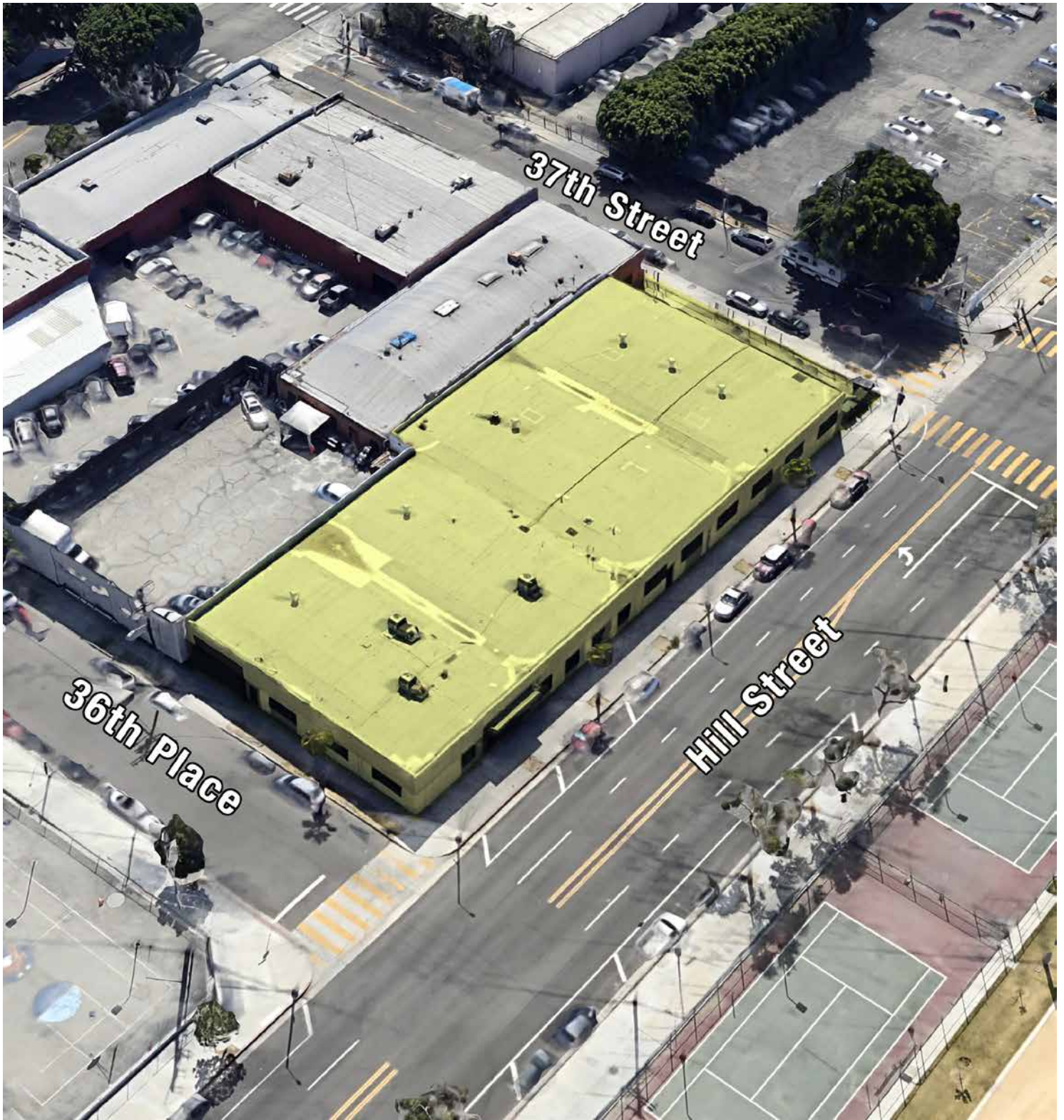
Sprinklered.....Yes

The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.





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This map of downtown Los Angeles, California, displays a dense network of streets and major transportation routes. Key features include:

- Highways:** Major thoroughfares such as I-10, I-110, and I-5 are clearly marked with their respective shields.
- Neighborhoods and Districts:** Labeled areas include PICO UNION, EL SALVADOR COMMUNITY CORRIDOR, UNIVERSITY PARK, and HISTORIC SOUTH CENTRAL.
- Landmarks and Points of Interest:** Notable locations marked include the Los Angeles Convention Center, Dignity Health - California Hospital, the University of Southern California, and the California Science Center.
- Streets:** A grid of streets is shown, with major ones like W 15th St, W 23rd St, W 25th St, W 27th St, W 28th St, W 29th St, W 30th St, W 31st St, W 32nd St, W 33rd St, W 34th St, W 35th St, W 36th St, W 37th St, W 38th St, W 39th St, W 40th St, W 41st St, W 42nd St, W 43rd St, W 44th St, W 45th St, W 46th St, W 47th St, W 48th St, W 49th St, W 50th St, W 51st St, W 52nd St, W 53rd St, W 54th St, W 55th St, W 56th St, W 57th St, W 58th St, W 59th St, W 60th St, W 61st St, W 62nd St, W 63rd St, W 64th St, W 65th St, W 66th St, W 67th St, W 68th St, W 69th St, W 70th St, W 71st St, W 72nd St, W 73rd St, W 74th St, W 75th St, W 76th St, W 77th St, W 78th St, W 79th St, W 80th St, W 81st St, W 82nd St, W 83rd St, W 84th St, W 85th St, W 86th St, W 87th St, W 88th St, W 89th St, W 90th St, W 91st St, W 92nd St, W 93rd St, W 94th St, W 95th St, W 96th St, W 97th St, W 98th St, W 99th St, W 100th St.
- Points of Interest:** A red pin labeled '3660' is located near the intersection of S Hill St and W 39th St.