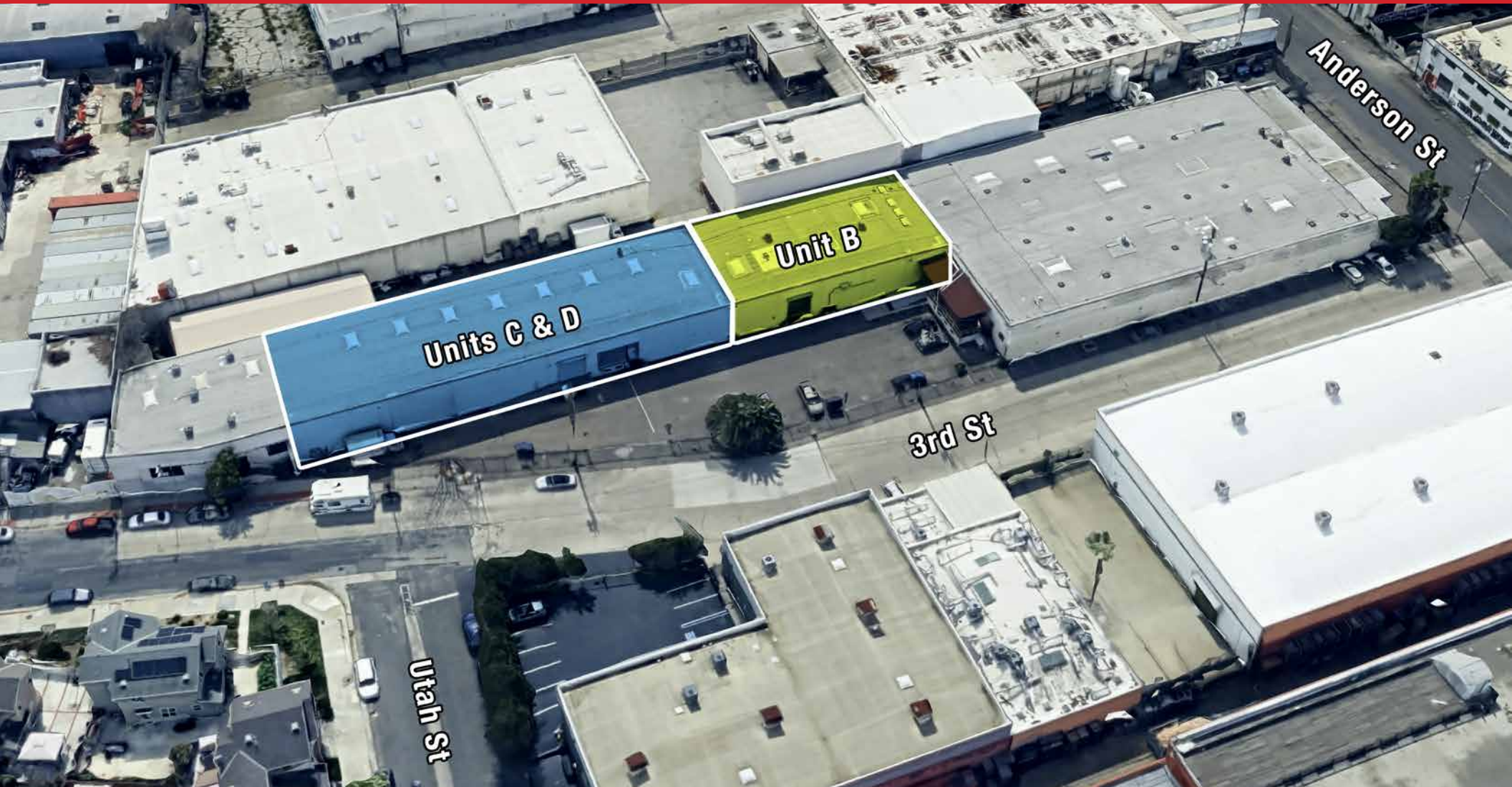


# INDUSTRIAL FLEX SPACE FOR LEASE

## DTLA Arts District Adjacent Opportunity



4,495± SF, 11,133± SF, or Combined 15,628± SF Available  
*Functional Warehouse Space with Dock High Loading*  
300 S ANDERSON STREET, UNITS B-C-D, LOS ANGELES, CA 90033

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists  
Offering Memorandum

**300 S ANDERSON STREET  
UNIT B AND UNITS C&D  
LOS ANGELES, CA 90033**

**Property Details**

Total Available Space:	15,628± SF
Unit B:	4,495± SF
Units C & D:	11,133± SF
Office Area:	2,115± SF
Land Area:	POL
Year Built:	1951
Parking:	11 Spaces
Zoning:	LA M2
Dock High Loading:	3 Positions
Power:	100 Amps/1-Phase
Ceiling Height:	19' (16' Clear)
Sprinklered:	No
Restrooms:	3

**Property Highlights**

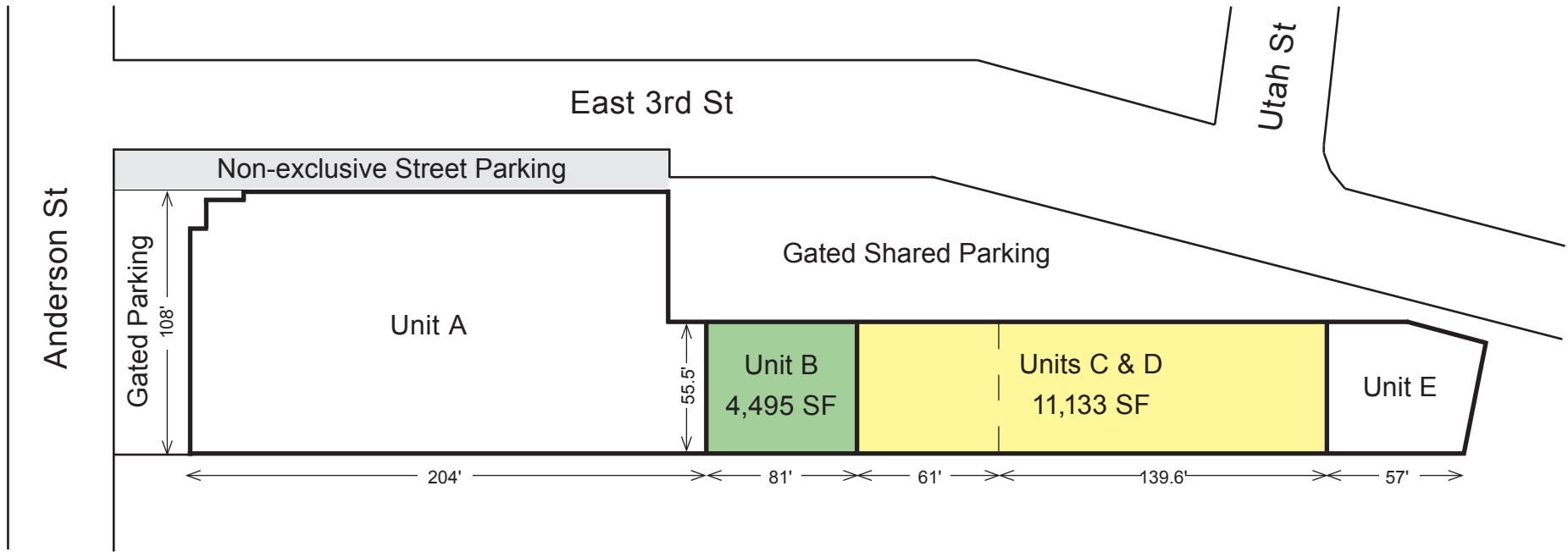
- Industrial flex space ideal for creative applications
- Located just two blocks east of the Los Angeles River and the DTLA Arts District
- Two units available (may be combined together)
- High ceiling clearance
- 3 total dock high loading positions
- Abundant shared fenced and paved parking
- Situated at the southeast corner of 3rd Street and Anderson Street
- Three blocks north of the Fourth Street Viaduct
- Easy access to Downtown Los Angeles and all freeways

**Lease Rental: \$1.75 Per SF (MG)**

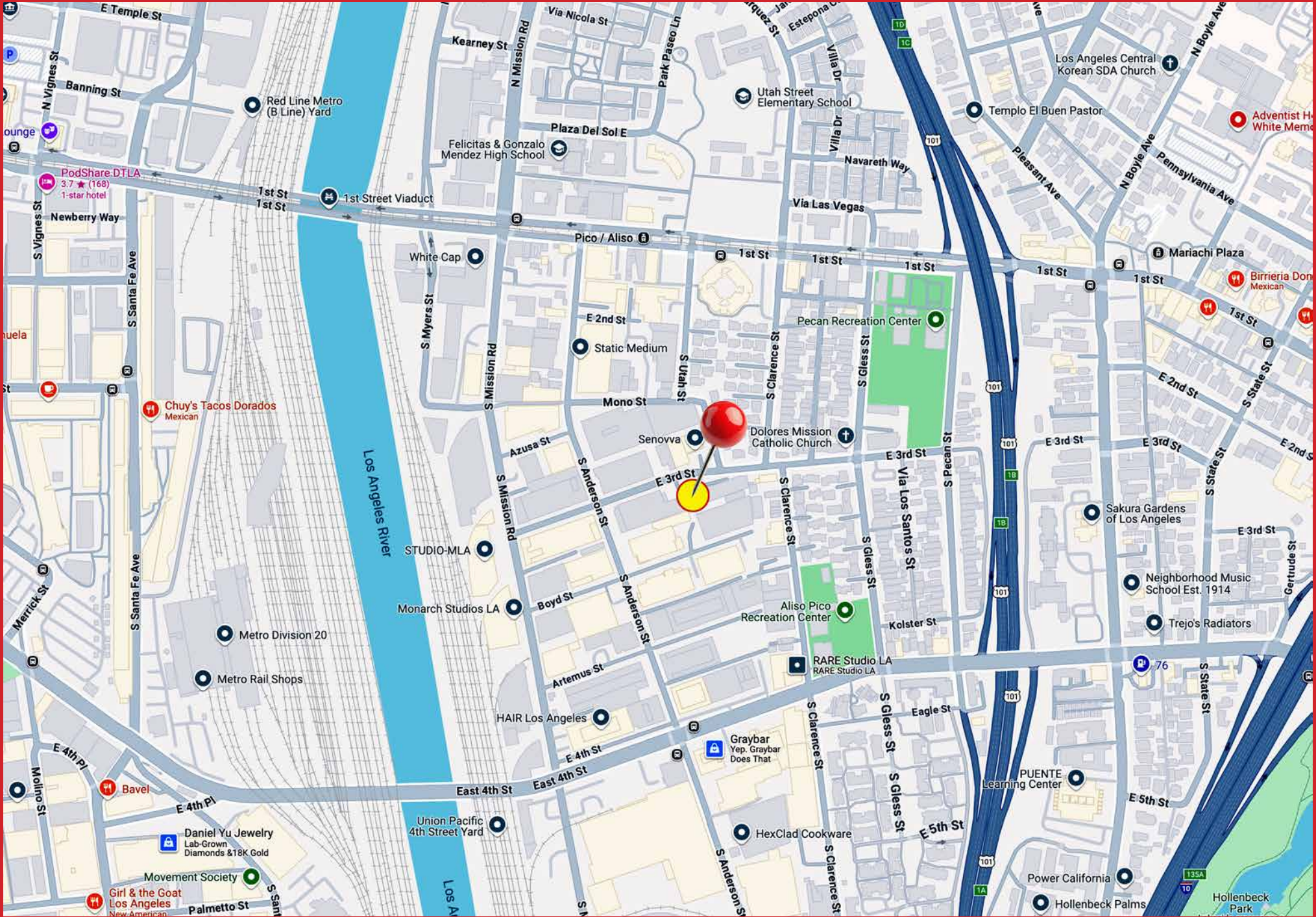
**Term: 2-3 Years With Annual Increases**



# Site Plan



# Area Map



300 S Anderson Street  
Unit B and Units C&D  
Los Angeles, CA 90033

Flex Space For Lease

Total of 15,628± SF

Divisible to 4,495± SF and 11,133± SF



***For More Information, Please Contact:***



**Jesse McKenzie**

Senior Vice President

213.747.4156 office

714.883.6875 mobile

[jesse@majorproperties.com](mailto:jesse@majorproperties.com)

Lic. 01939062

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