

FOR LEASE

DTLA East River Corner Location

WAREHOUSE/FLEX/CREATIVE OPPORTUNITY



RENT REDUCED!

1443 E 4TH STREET, LOS ANGELES, CA 90033

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

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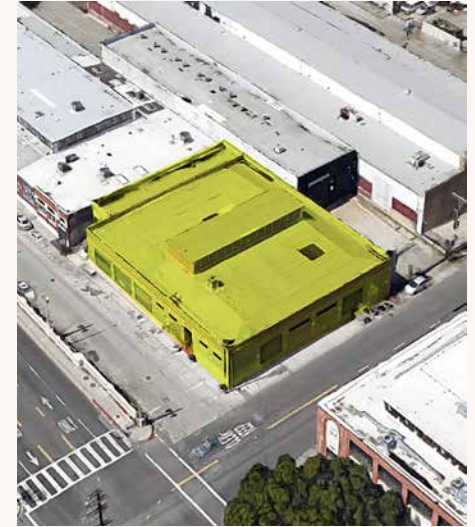
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The refurbished building is ideal for industrial warehouse, flex, or numerous creative applications.

The property offers good ground floor ceiling clearance, in addition to six dock high loading positions. There are also 1,100 SF of offices. The basement is sprinklered and there is a freight elevator between the two floors. Additionally, the property has onsite parking for 12 vehicles plus abundant street parking.

Located across the Los Angeles River from the DTLA Arts District, the site is directly adjacent to the 4th Street Bridge, offering easy access to Downtown Los Angeles.

Neighbors include HAIR Los Angeles, Common Wave Hi-Fi, Mica Studios, Graybar Construction, R.W. Zant Food Products, and Rare Studio LA.



LEASE RENTAL

\$20,000 Per Month
\$17,500 Per Month
(\$0.69 Per SF MG)

TERM

3-5 Years

TOTAL BUILDING SIZE

25,252 SF

GROUND FLOOR SIZE

13,752 SF

BASEMENT SIZE

11,500 SF

TOTAL LAND SIZE

13,970 SF

YEAR BUILT

1924/1986

ZONING

LAM2

CONSTRUCTION

Masonry

CLEARANCE HEIGHT

28' Roof/15' Clear
Basement 10'

DOCK HIGH LOADING

6 Exterior

SPRINKLERED

Basement

FREIGHT ELEVATOR

2000 lbs.

PARKING

12 Surface Spaces

FRONTAGE

135' on 4th Street
103.5' on Anderson Street

LOCATION

Northwest Corner of 4th
Street & Anderson Street

2 Blocks East of LA River and
DTLA Arts District

Adjacent to the 4th Street
Bridge

Easy Access to All DTLA
Freeways



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GROUND FLOOR PHOTO



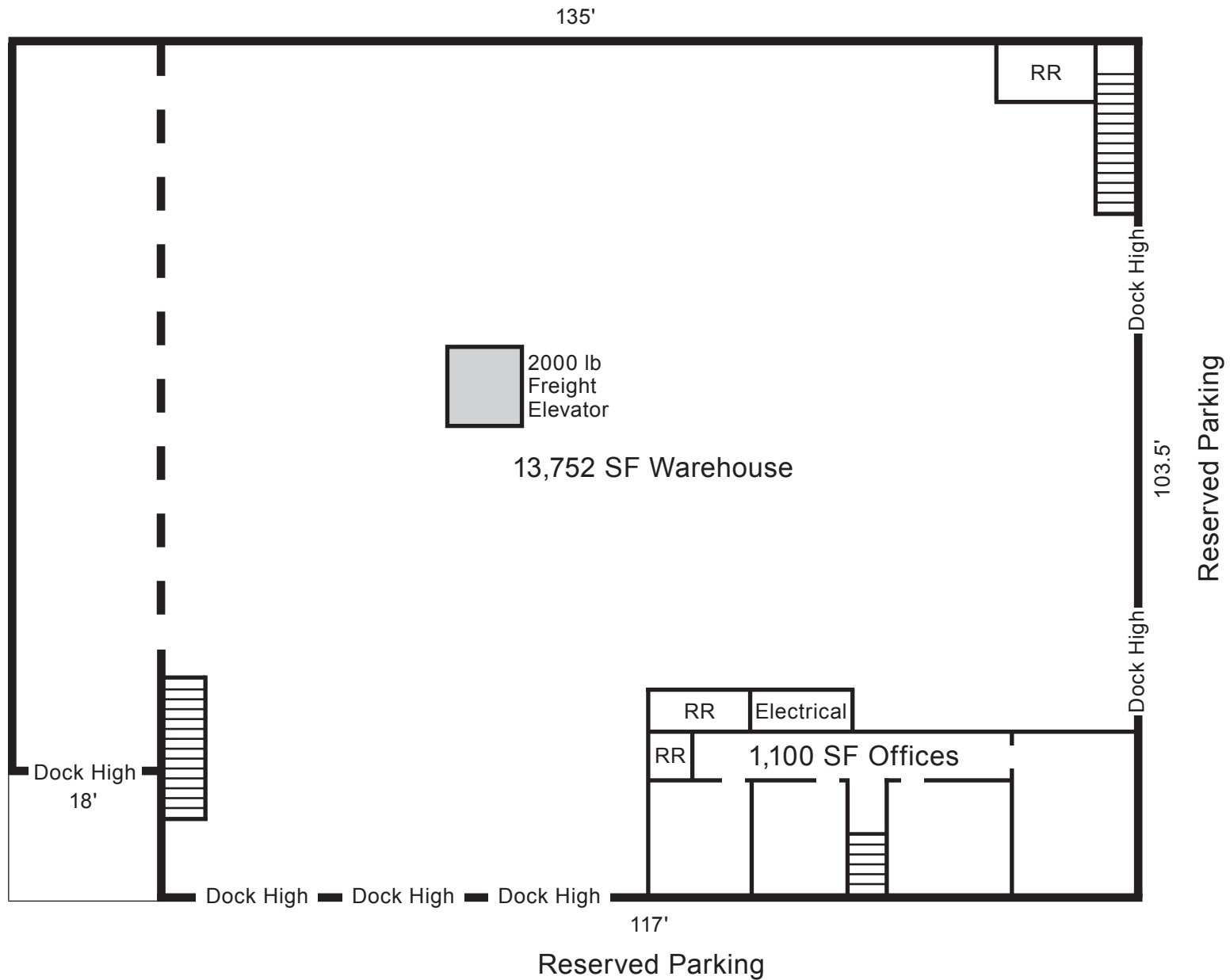
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BASEMENT PHOTO



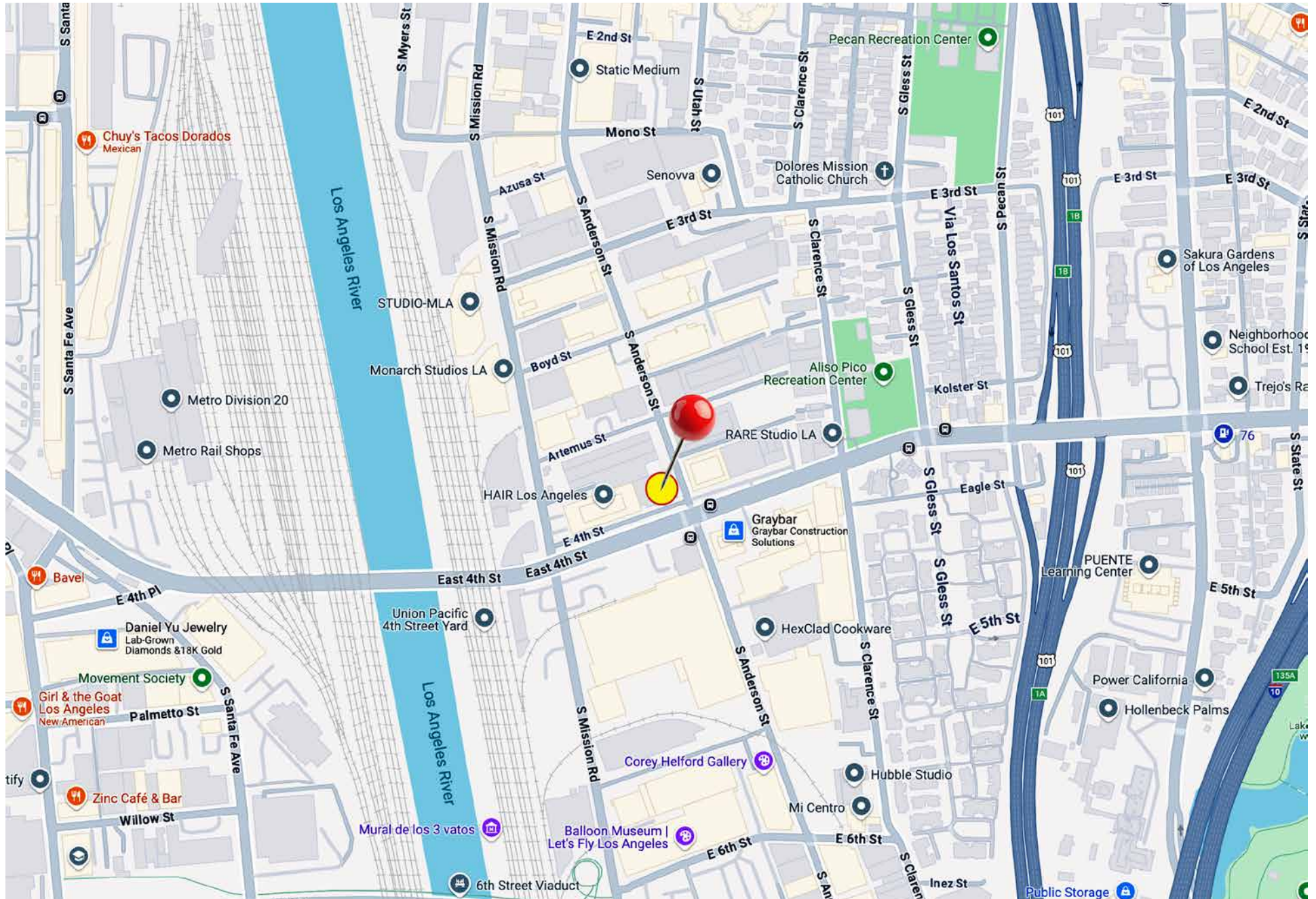
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GROUND FLOOR SITE PLAN



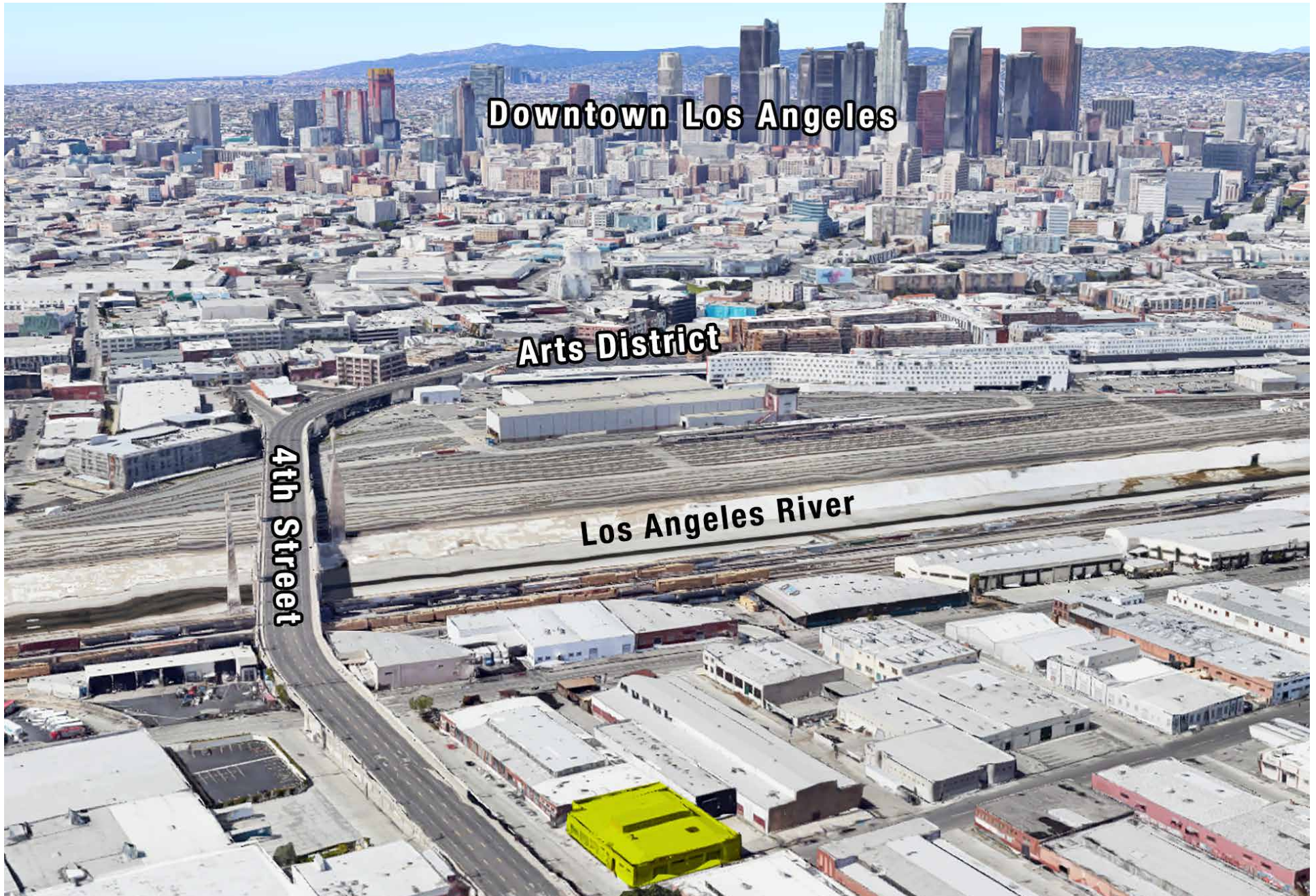
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AREA MAP



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AERIAL PHOTO



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