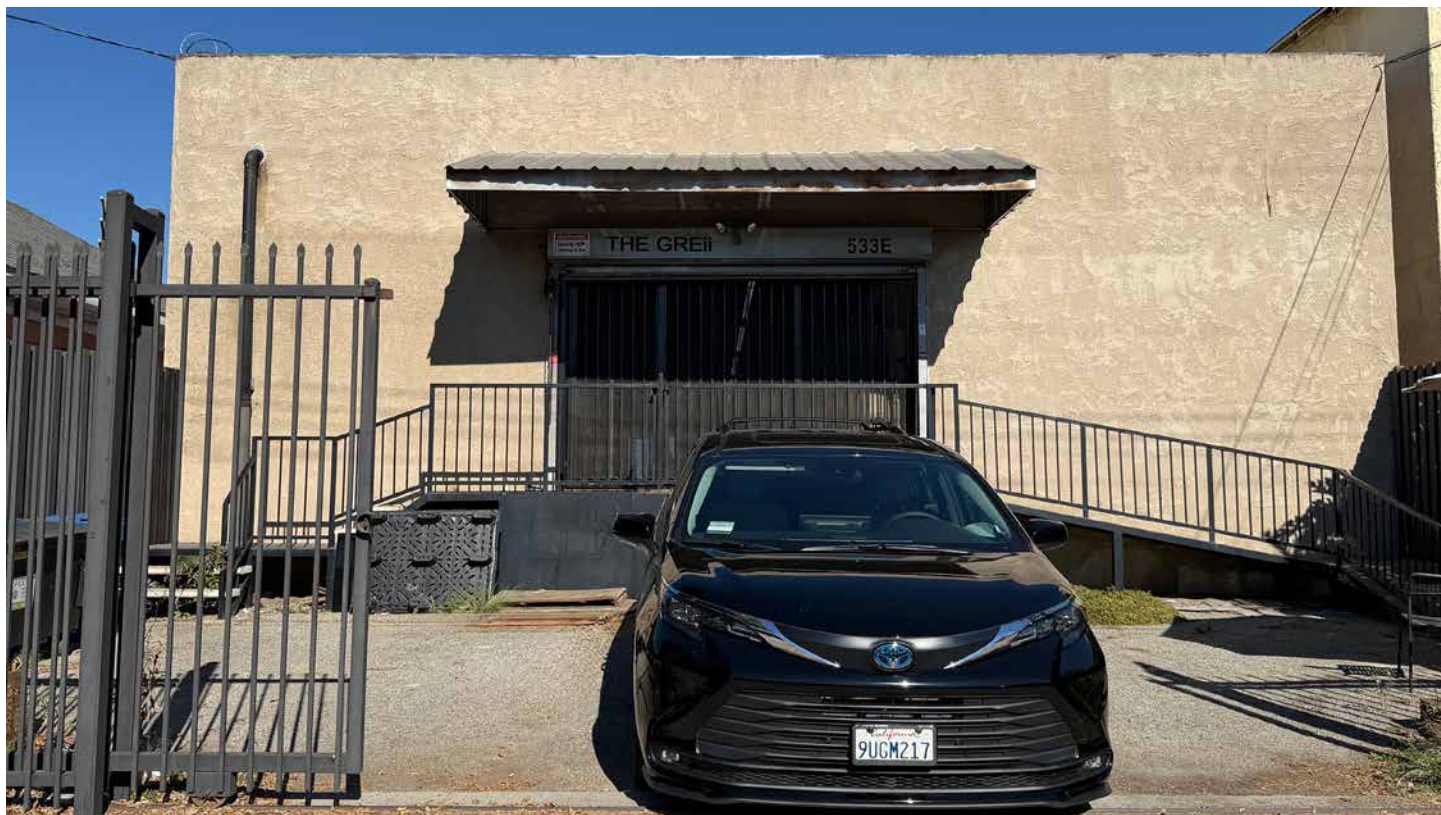


INDUSTRIAL PROPERTY FOR LEASE

Clear Span Warehouse Space

AVAILABLE SQ.FT.: 5,850 ±

LAND SQ.FT.: 6,534 ±



533 E 31ST STREET, LOS ANGELES CA 90011

PROPERTY HIGHLIGHTS

- Clear span warehouse available for lease
- Ideal for fashion, importer, design, artist, general merchandise
- Great location one mile east of USC, Exposition Park, Banc of California Stadium and Memorial Coliseum
- One-half block west of San Pedro Street
- Good power service — Ground level loading door
- 3 parking spaces provided plus available street parking
- Lease rental: \$5,850 per month (\$1.00 per SF gross)
- Term: 3 years
- Available January 1, 2026

For More Information, Please Contact

RON KIM

213.222.1209

ron@majorproperties.com

CA BRE LIC. # 01891773

PROPERTY DETAILS

Building Area _____ 5,850± Sq.Ft.

Land Area _____ 6,534± Sq.Ft.

Zone _____ LA M1

Year Built _____ 1940

Construction _____ Masonry

Office Area _____ 610± Sq.Ft.

Restrooms _____ 3

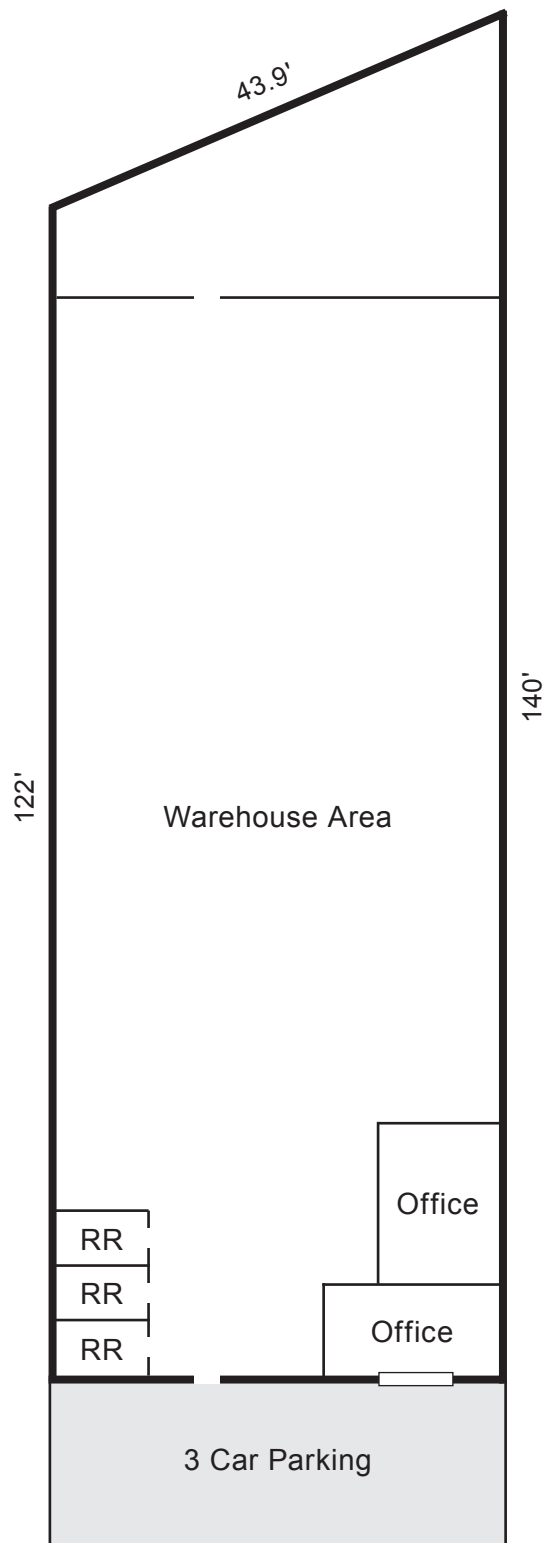
Parking _____ 3

Ground Level Loading Doors __ 1: 10x12

Clear Ceiling Height: _____ 12'

Power _____ 200A/120-480V/3-Wire

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.



31st Street

