

LEASE

PRIME DTLA WAREHOUSE OPPORTUNITY

WITH OFFICE, PARKING & GROUND-LEVEL LOADING

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial



**1701
TRINITY
STREET**

**≈10,335 SF
\$0.95/SF MODIFIED GROSS
INDUSTRIAL BUILDING**

PROPERTY HIGHLIGHTS

Functional Warehouse with Office & Parking



Gated
parking



Secure fenced



Ground level
loading



Excellent Freeway
& Transit Access

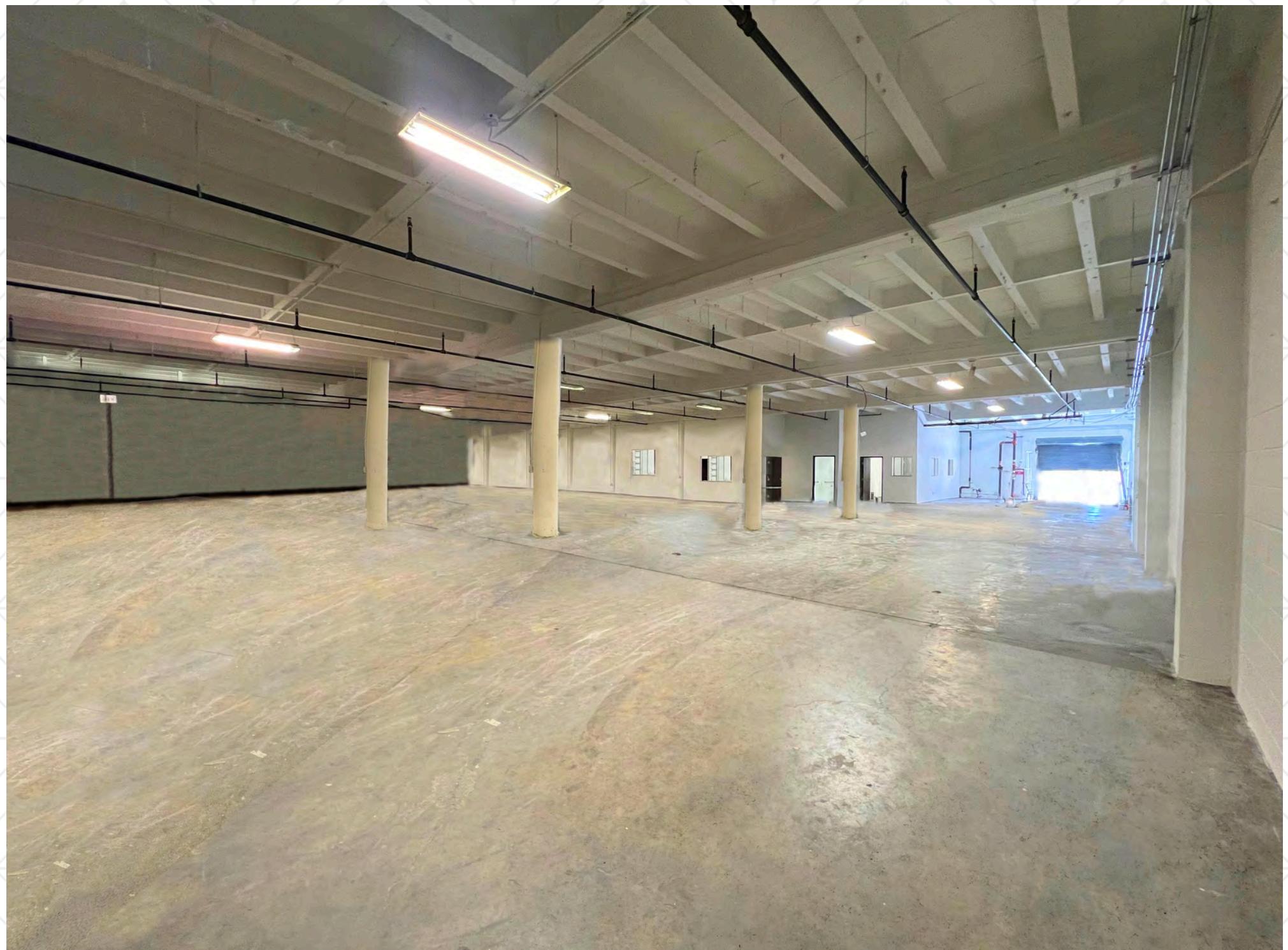


Excellent
Downtown LA
location

PROPERTY DETAILS

Lease Rate/Mo/SF	\$9,819 per month or \$0.95/SF MG
Available Space	±10,335 SF
Office SF	±1,000 SF
Clear Height	12' - 14'
Sprinklers	Yes
Loading	1 GL tot./10' w x 10' h
Power	400a, 240v, 1p
Parking	±6 Surface Spaces
Frontage	Trinity St
Year Built	1965
Zoning	LAM2
APNs	5127-020-038

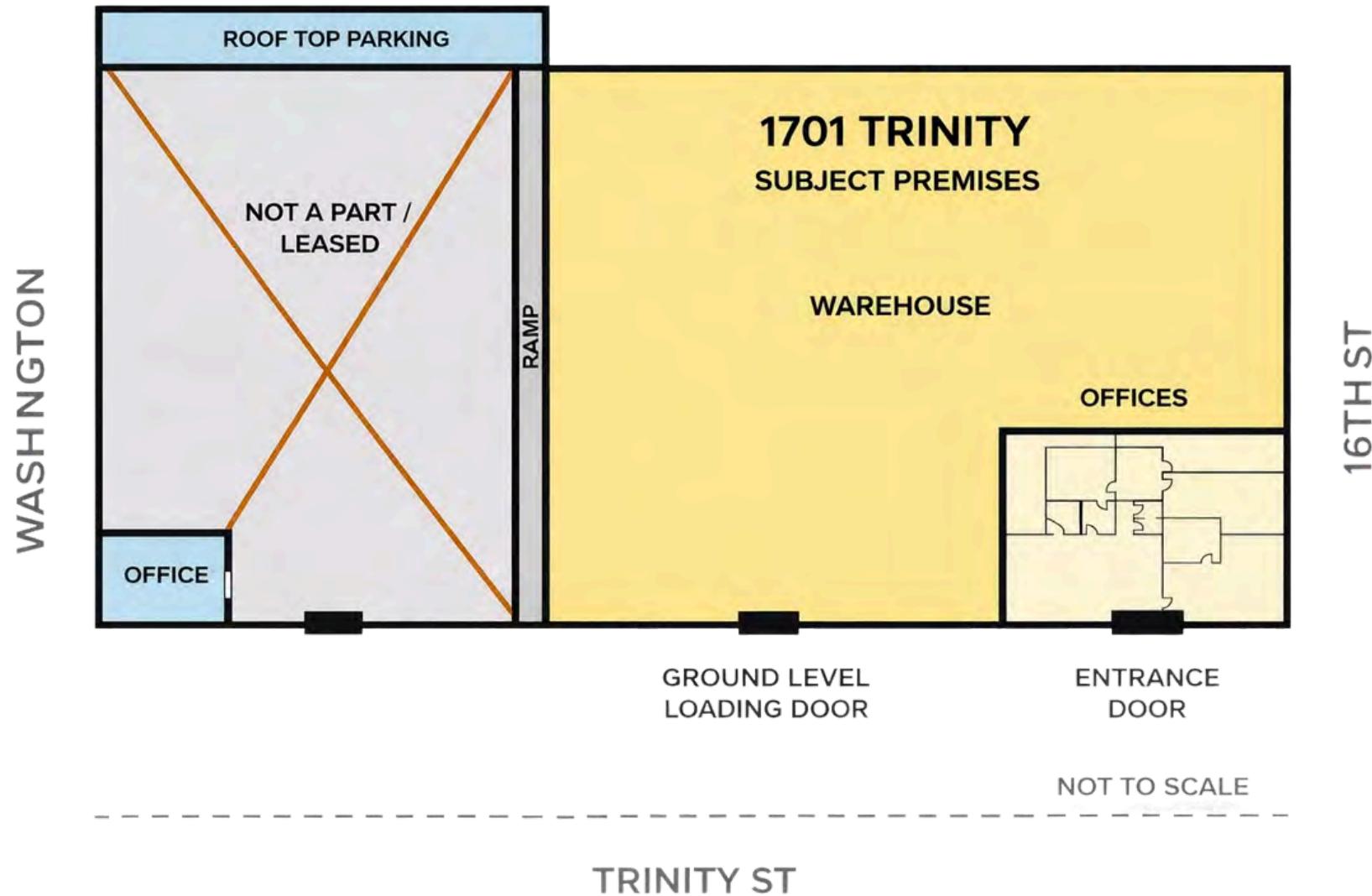
*Buyer to verify all information







FLOOR LAYOUT



**Not drawn to scale and provided for visual representation purposes only.*

GREAT FREEWAY EXPOSURE



Collection Street	Cross Street	Traffic Volume (VPD)	DISTANCE FROM THE PROPERTY
I- 10	Trinity St NW	264,287	0.07 mi
10	-	266,087	0.10 mi

1701 Trinity St

**FOR MORE INFORMATION REGARDING THIS
OPPORTUNITY, PLEASE CONTACT:**



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