

Available SF: 6,700

Total Building SF: 6,700



Address: 124 W 31st St, Los Angeles, CA 90007
Cross Streets: W 31st St / S Broadway

Fantastic Downtown Garment Facility
1 & 3 Phase Power
Fenced Front Parking
Clear Span Bow Truss Warehouse with Abundant Natural Light

Lease Rate/Mo: \$6,231
Lease Rate/SF: \$0.93
Lease Type: Gross
Terms: 3-5 Years Plus Increases
Price/SF: --
Sale Price: --
Taxes: --
Available SF: 6,700
Minimum SF: 6,700
Prop Lot Size: 7,750 SF / .18 AC
Yard: Paved
Zoning: M-1

Construction Type: Brick/Block
Const Status/Year Blt: EXIST / 1952
Sprinklered: No
Ground Lvl Drs/Dim: 1 / 10x10
Dock High/Dim: 0 / --
Clear Height: 12
Heat/Cool: None
Roof Type: Unlam WBT
A: 100 V: 120/240 Ø: 1 W: 3
Parking Spaces: 4 / Bldg Ratio: 0.6:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 805 / 3
Restrooms: 2
Office Air: No **Office Heat:** No
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 08/15/17
To Show: Call Agent
Region: LA Central/CBD
Thomas Guide: 674-C1
APN#: 5122-005-006

Listing Company: Sterling Industrial Prop. - Los Angeles (213) 483-3601

Agents: Brad Harris (213) 483-3601x102

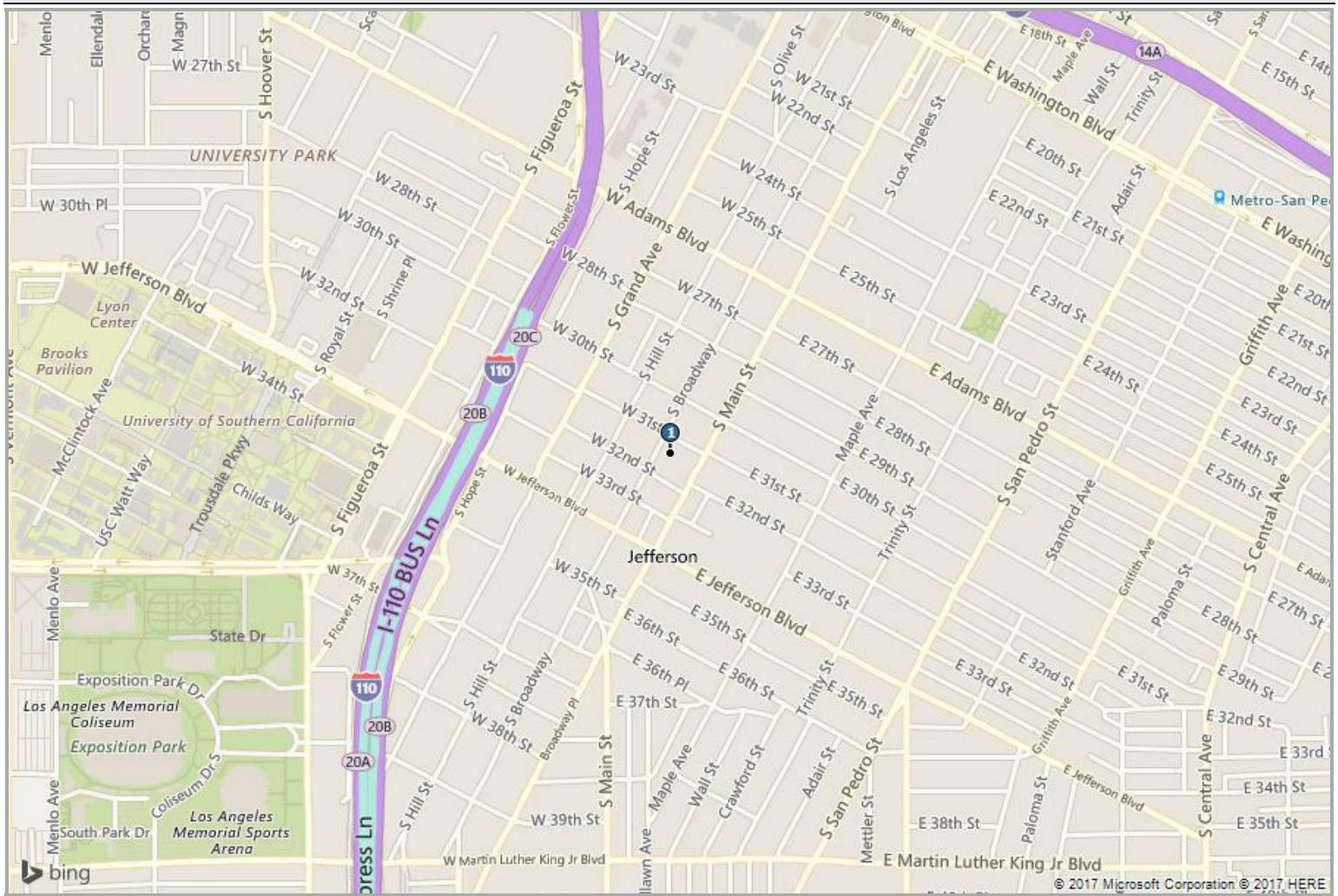
Property/Listing/Ste #: 1038099/1900245/2996558

Listing Date: 06/20/2017

FTCF: CB250N000S000/AOAA

Notes: 2nd power panel: 60A, 120/240V, 3 phase. Cell: 213-448-3313. Email: bharris@sterling-props.com. Lessee to independently verify all information herein.

Road Map



Address	City, State Zip	Number on report
1 124 W 31st St	Los Angeles, CA 90007	1

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.