

# 3812 S. Hill Street

Los Angeles, CA 90037

Industrial Property For Lease



Exclusively Listed By

Daniel Park

213-446-0396

**PARK** INDUSTRIAL  
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

# Offering Summary

## 18,448 Square Foot Building on 21,780 Square Foot Lot close to Downtown LA

The subject property is a free standing industrial building located close to Downtown LA. The subject building is concrete block building built in 1988. The property features large and clean office area with HVAC and a warehouse area of 24' minimum clear height. The property has total of 600 amps of 3 phase electrical power, 2 ground level doors and 19 parking spaces in a fenced yard. The entire building is sprinklered and shows very well and is one of the best building in the area. The property is great for any apparel manufacturing, fabric warehouse, internet sales office and creative office/warehouse uses.

### SUMMARY

Address	3812 S. Hill Street Los Angeles, CA 90037
Building Size	18,448 SF
Lot Size	21,780 SF
Rental Rate	\$1.10/SF/Month Gross

# Property Highlights

- 18,448 SF building
- 21,780 SF land
- Excellent location close to Downtown LA & USC
- Ideal for apparel manufacturing, fabric warehouse, internet sales, creative office/warehouse uses
- 24' warehouse ceiling clear height
- Concrete block construction built in 1988
- Large & beautiful office area with HVAC
- Ground level loading
- Sprinklered
- Heavy electrical power – 600a, 240v, 3p
- 19 parking spaces in a fenced yard
- Close to 10,5 & 110 freeways
- M1 zoning

# Property Photos



**PARK INDUSTRIAL**  
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES



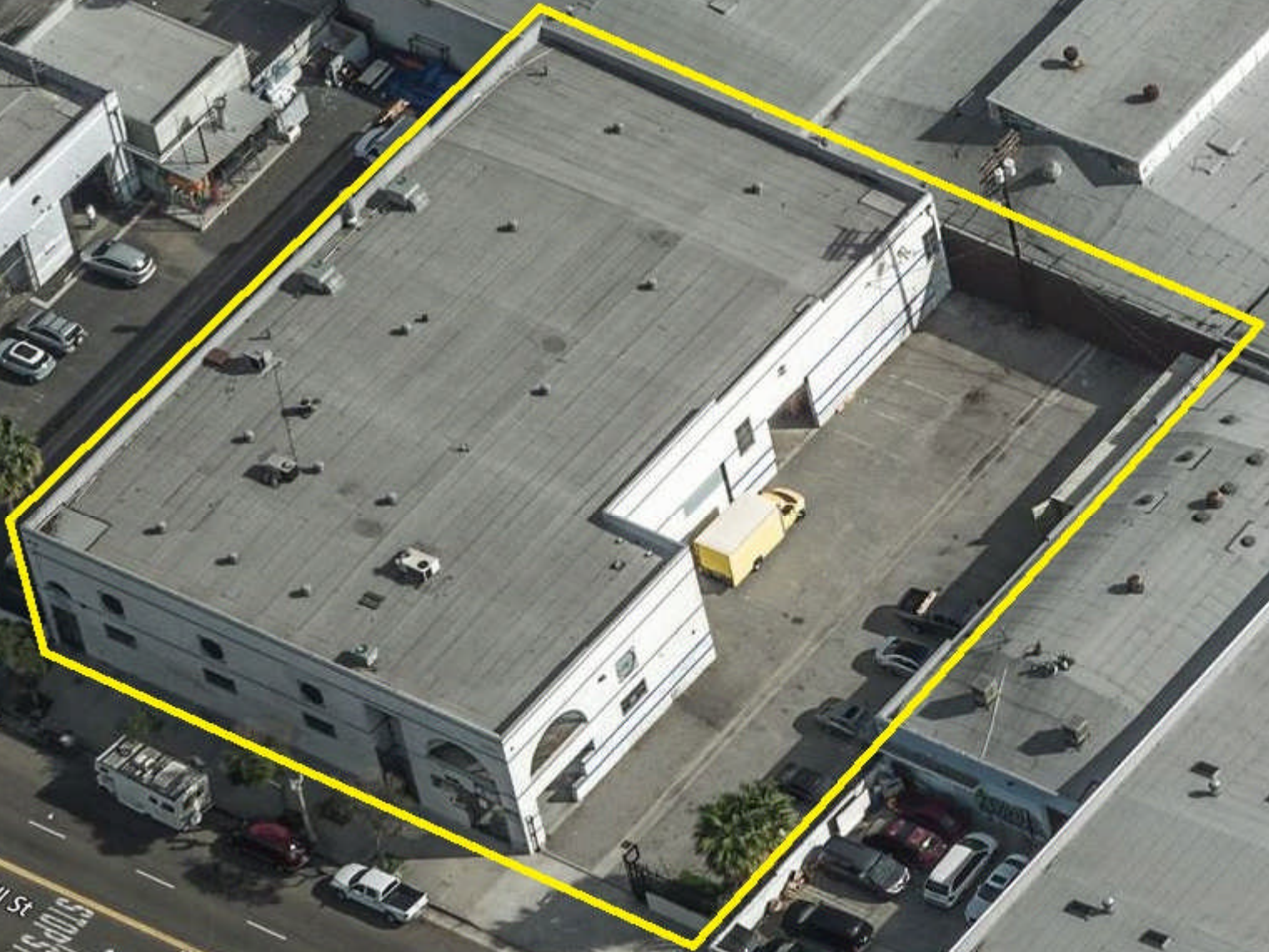


# Property Photos



**PARK INDUSTRIAL**  
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

*Aerial Photo*



**PARK INDUSTRIAL**  
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

# Property Details

## PROPERTY DETAILS

Address	3812 S. Hill Street Los Angeles, CA 90037
General Use	Industrial
Building Size	18,448 SF
Lot Size	21,780 SF
Zoning	M1
Year Built	1988
Ceiling Height	24'
Parking Spaces	19
Power	600 amps / 240 volt / 3 phase

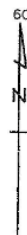
## PARCEL MAP

5122 38  
SCALE 1" = 80'

1996

ZOBELEIN'S MAIN STREET TRACT  
M.B. 5-162

ZOBELEIN'S MAIN STREET TRACT  
M.B. 6-133

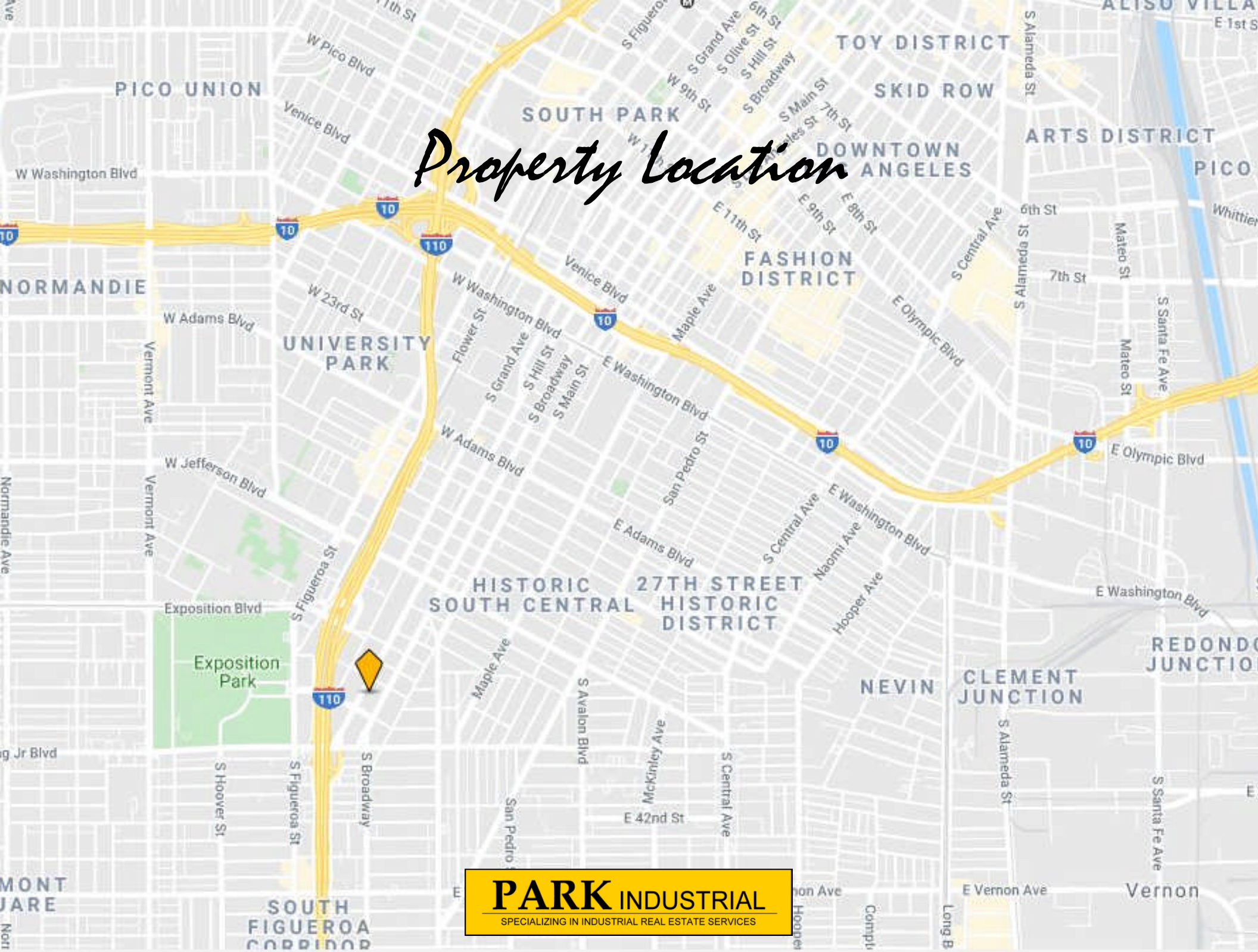


CODE  
5658

FOR PREV. ASSM'T. SEE: 930-9 & 10



# Property Location



**PARK INDUSTRIAL**  
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

# Disclaimer

The information contained in this report has been secured from sources we believe to be reliable. However, Park Industrial Realty has not verified, and will not verify any of the information contained herein and makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. We recommend Lessee to verify all information through its own independent investigation.

**Exclusively Listed By**

**Park Industrial Realty**

Daniel Park  
President

213-446-0396

[danielpark777@hotmail.com](mailto:danielpark777@hotmail.com)

License No. 01227056

**PARK INDUSTRIAL**  
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES