

Available SF: 9,960

Total Building SF: 9,960



Address: 1631 Trinity St, Los Angeles, CA 90015
Cross Streets: Washington Blvd / Maple Ave

**Prime Downtown Location - Dynamic Builders Quality
 18' Clear - Deluxe Offices - 19 Car Fenced Parking
 Easy Freeway Access via Maple Ave and San Pedro Street
 Ideal for Garment/Import/Electronics**

Lease Rate/Mo: \$11,952
Lease Rate/SF: \$1.20
Lease Type: Gross
Terms: 3-5 Years Plus Increases
Price/SF: --
Sale Price: --
Taxes: --
Available SF: 9,960
Minimum SF: 9,960
Prop Lot Size: 15,960 SF / .37 AC
Yard: Fncd/Pvd
Zoning: M-2

Construction Type: Concrete Block
Const Status/Year Blt: EXIST / 1989
Sprinklered: No
Ground Lvl Drs/Dim: 3 / 2(10x12) 1(20x14)
Dock High/Dim: 0 / --
Clear Height: 18
Heat/Cool: None
Roof Type: Lam Glu WB
A: 200 V: 240 Ø: 3 W: 3
Parking Spaces: 19 / Bldg Ratio: 1.9:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 792 / 2
Restrooms: 2
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 09/01/17
To Show: Call Agent
Region: LA Central/CBD
Thomas Guide: --
APN#: 5127-020-041

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

Agents: Brad Harris (213) 483-3601x102

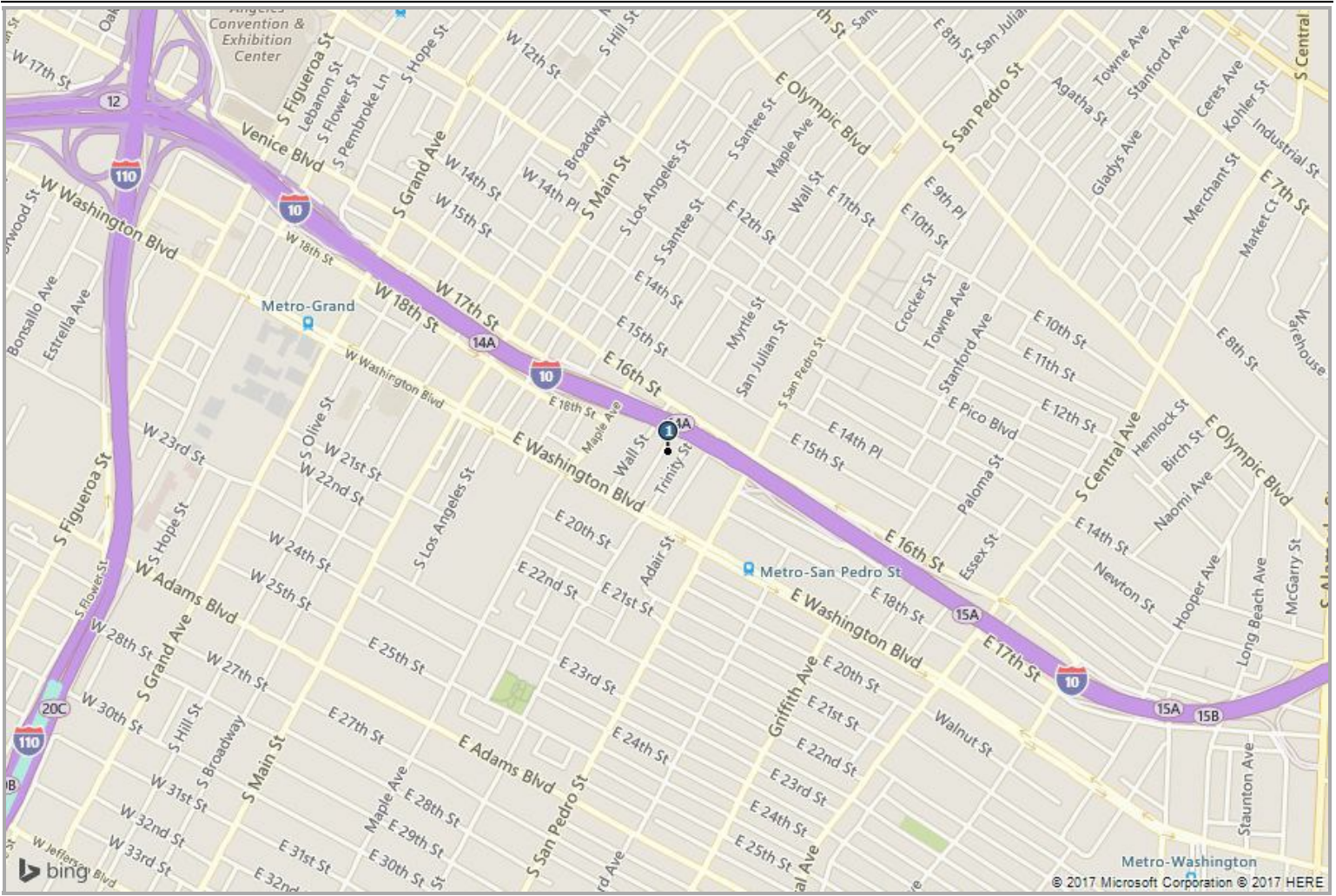
Property/Listing/Ste #: 687371/1920556/3030418

Listing Date: 07/31/2017

FTCF: CB250Y175S000/AOAA

Notes: Contact broker to show (213-448-3313 - bharris@sterling-props.com). Lessee to independently verify all information herein.

Road Map



Address	City, State Zip	Number on report
1 1631 Trinity St	Los Angeles, CA 90015	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.