

1421
N MAIN ST
LOS ANGELES • CA 90012

**±11,987 SF INDUSTRIAL BUILDING ON
±15,380 SF OF LAND FOR LEASE**





Located at 1421 N Main Street, Los Angeles, CA, this high-clear, free-standing tilt-up building offers 11,987 SF of warehouse and office space on a 0.35-acre (15,380 SF) lot in the LA Central submarket. Built in 2001, the property features a 22-foot clear height, heavy power (1,200 Amps, 240/120V, 3-Phase, 4-Wire), and two ground-level doors for efficient truck access. The building includes 2,444 SF of well-appointed office space with six offices, a 1,980 SF finished mezzanine, four restrooms, and 12 parking spaces (0.67:1,000 ratio). The site is fully fenced and paved, sprinklered, and zoned LAUL(CA), offering flexibility for a wide variety of uses. Office areas are equipped with heat and AC, while the warehouse is not HVAC-equipped.



**High Clear Free
Standing Tilt-Up**



**Minutes to LA
Historic Park &
Dodger Stadium**



**Flexible Zoning
Allows for Wide
Variety of Uses**



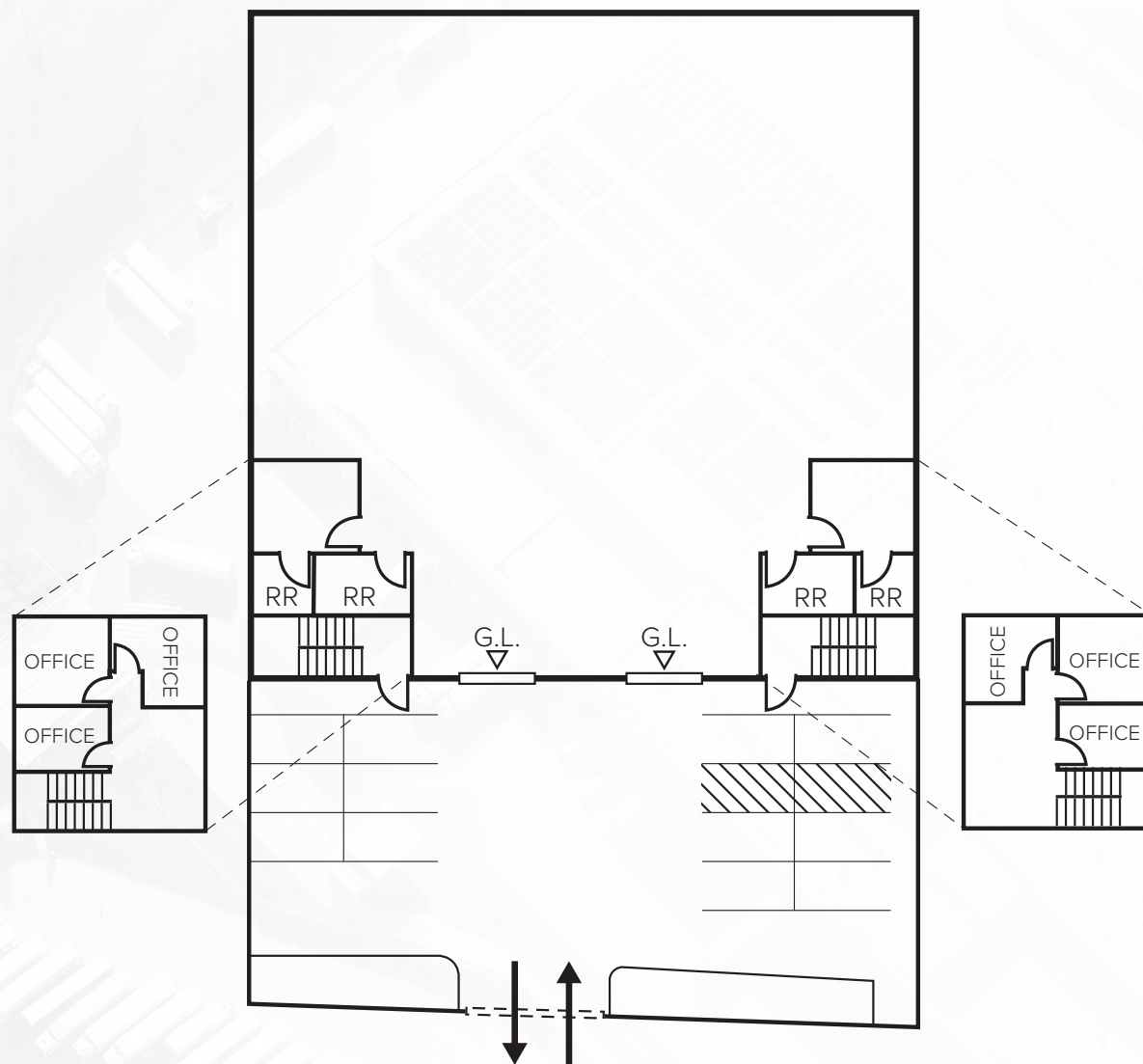
**Well Appointed
Offices**



Heavy Power

Available SF	±11,987 SF
Clear Height	22'
Sprinklered	Yes
Prop Lot Size	.35 AC / ±15,380 SF
Term	Acceptable To Owner
Yard	Fenced / Paved
Office SF	±2,444 SF
Finished Office Mezzanine	±1,980 SF
Included in Available	Yes
Possession Date	Now
Const Status/Year Blt	Existing / 2001
For Sale	NFS
Parking Spaces	12
Rail Service	No
GL Doors	2
DH Doors	0
Construction Type	Tilt-wall
Specific Use	Warehouse/Office
Warehouse AC	No
Zoning	LAUI(CA)
Market/Submarket	LA Central
APN	5409-005-031
Power	A: 1200 V: 240/120 Ø: 3 W: 4

PROPERTY INFORMATION



N MAIN ST



PROPERTY SITE PLAN

NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify





For More Information,
Please Contact

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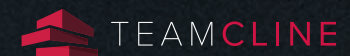


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LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.