

Available SF 19,200 SF

Industrial For Lease

Building Size 19,200 SF



Address: 3600 S Main St, Los Angeles, CA 90007

Cross Streets: S Main St/E 36th St

Turnkey Garment Building
Dock High and Ground Level Loading
Fenced 35 Car Secure Parking
High-Identity Corner Location, 600 Amps, 3 Phase Power
Concrete Tilt Up/18'-20' Min Height

Lease Rate/Mo:	\$24,000	Sprinklered:	Yes	Office SF / #:	4,000 SF / 8
Lease Rate/SF:	\$1.25	Clear Height:	18'-20'	Restrooms:	5
Lease Type:	Gross	GL Doors/Dim:	1 / 12x10	Office HVAC:	
Available SF:	19,200 SF	DH Doors/Dim:	2 / 15x20	Finished Ofc Mezz:	0 SF
Minimum SF:	19,200 SF	A: 600 V: 240 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	0.67 Ac / 28,973 SF	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1963	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	60 Days
Sale Price/SF:	NFS	Parking Spaces: 35 / Ratio: 1.8:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Distribution	Market/Submarket:	CBD
Zoning:	M1			APN#:	5120010017

Listing Company: The Donaty Group
Agents: [John Donaty 213-591-4728](mailto:john@donaty.com)
Listing #: 33103454

Listing Date: 11/16/2022

FTCF: CB125N000S000

Notes: Tenant/agent to independently verify all information contained herein for accuracy. Do not disturb tenant, call broker for access or more information.