



INDUSTRIAL FOR SALE/LEASE

±32,240 SF BUILDING (DIVISIBLE)
UNIT A: ±17,440 SF | UNIT C: ±14,800 SF

650 E 16TH ST, LOS ANGELES, CA 90015

PROPERTY HIGHLIGHTS

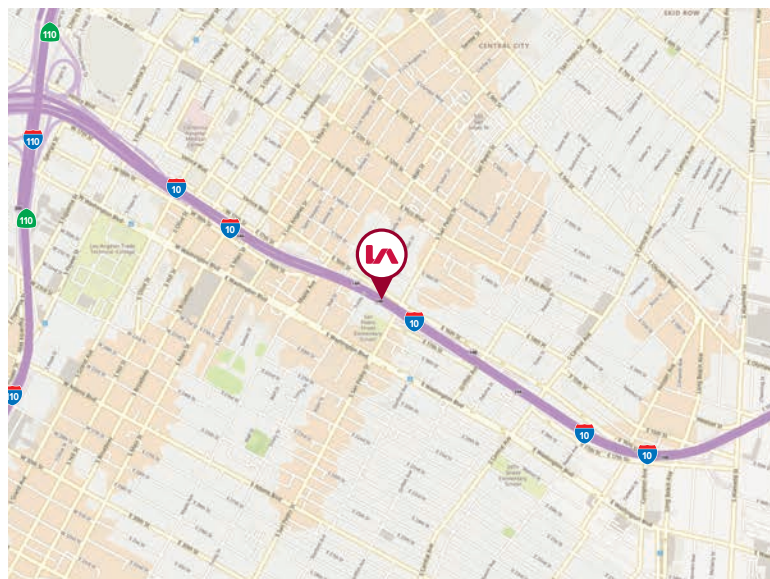
- For Sale & Lease (Long-Term Ground Lease)
- Available as Combined Units or Demised to ±14,800 SF
- Adjacent to DTLA Fashion District
- Corner of San Pedro Ave & 16th St
- Immediate Access to 10 Fwy @ San Pedro St.
- 16'-18' Clear Height / Sprinklered Bldg.
- Five (5) G.L. Doors / Gated Loading (Automatic)
- Gated & Fenced Parking Lot - ±37 Parking Stalls

SALE PRICE (GROUND LEASE)

\$1,900,000 (\$59/SF)

LEASE RATE

\$0.85/SF GRS (\$27,404/MO)



FOR MORE INFORMATION, PLEASE CONTACT



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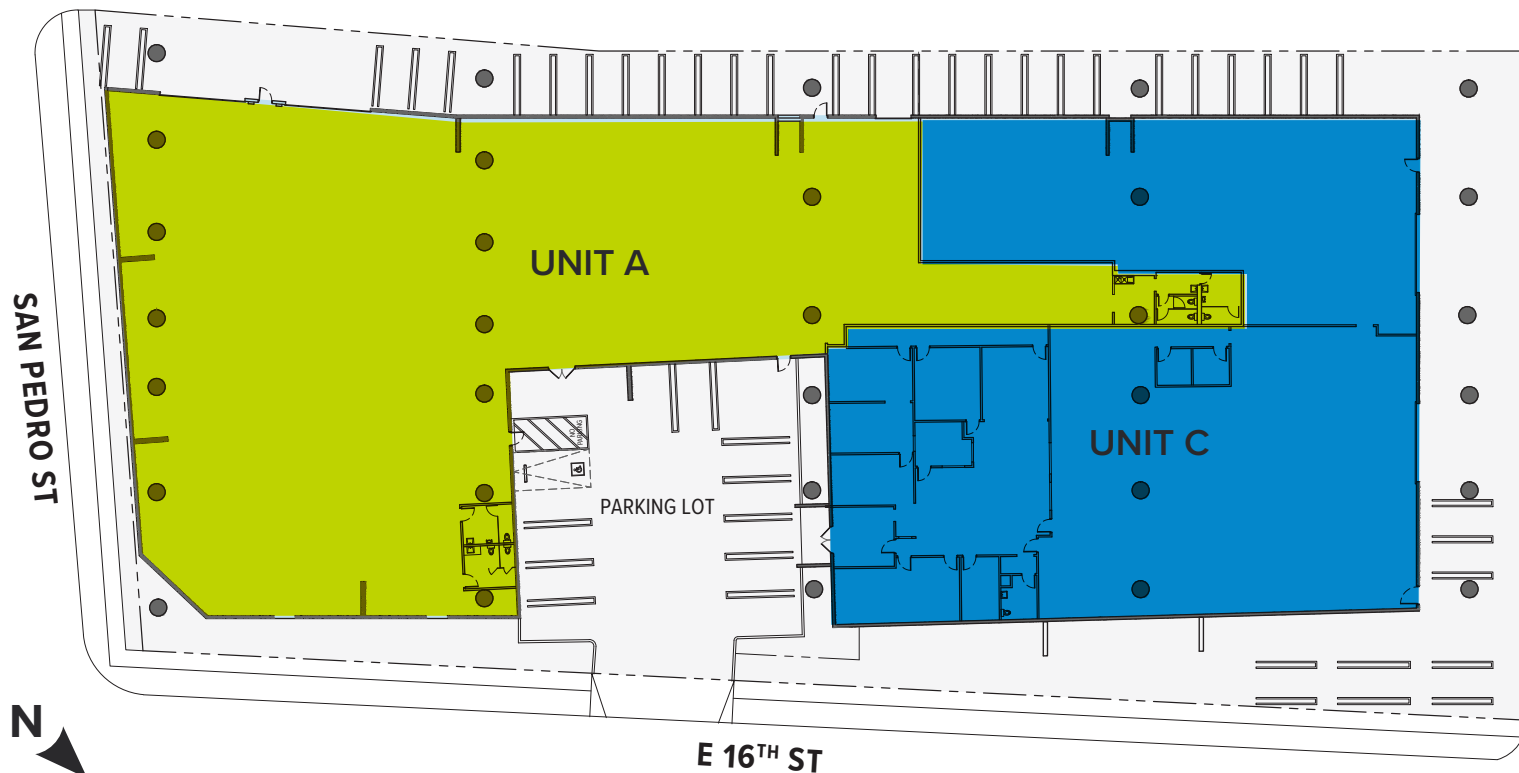
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PROPERTY SITE PLAN



UNIT SUMMARIES

UNITS	Unit A	Unit C
UNIT SIZE	±17,440 SF	±14,800 SF
OFFICE	None	±3,500 SF
AVAILABILITY	M2M Lease Available ±30 Days	Vacant Now & Ready to Occupy
TOURING INSTRUCTIONS	Email or Text Agent	Email or Text Agent

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

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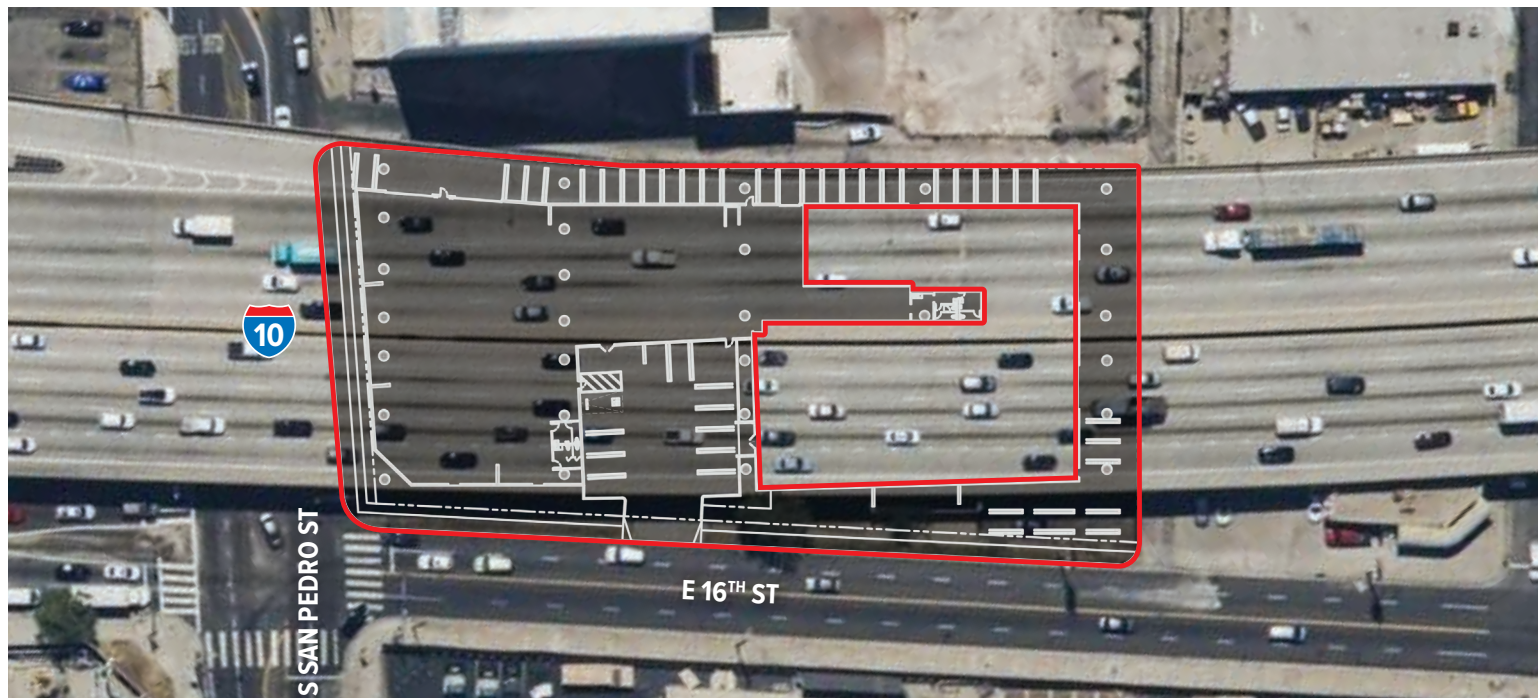
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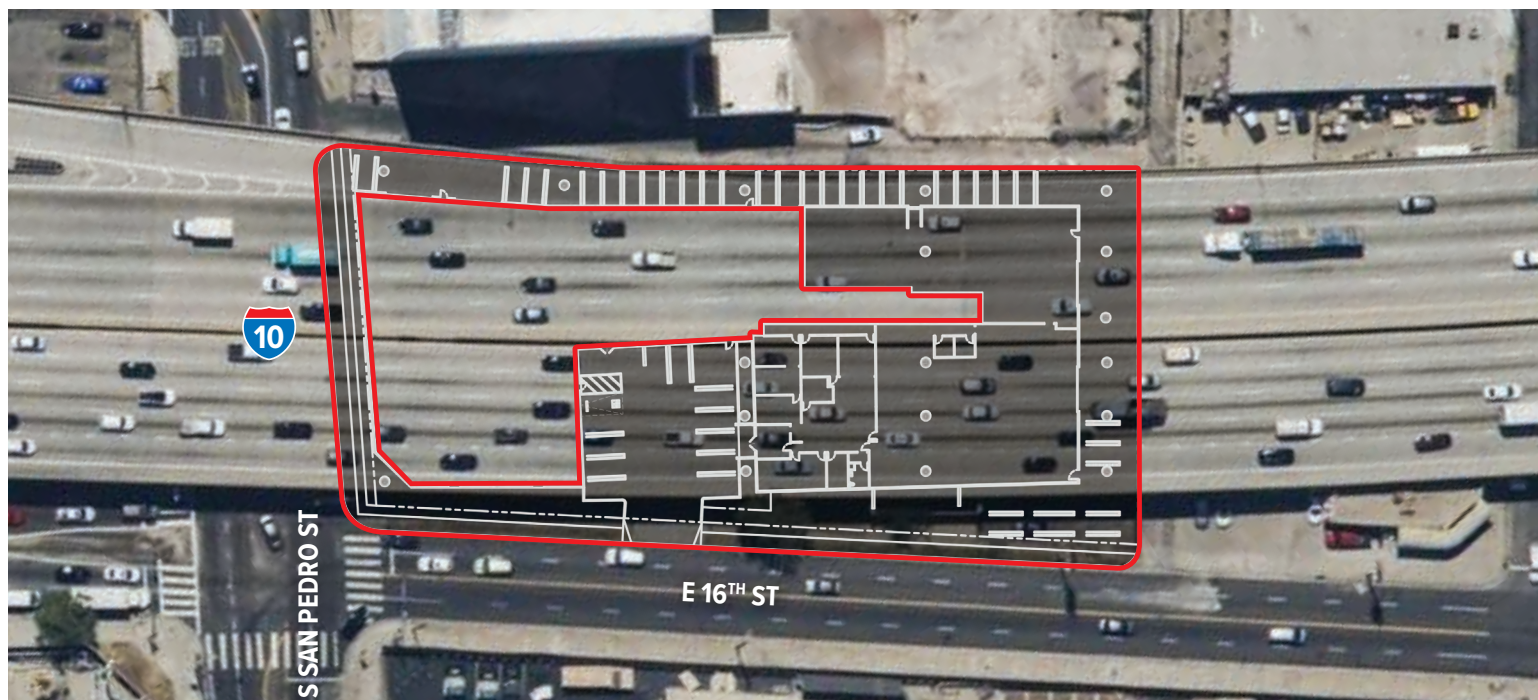
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UNIT A AERIAL



UNIT C AERIAL



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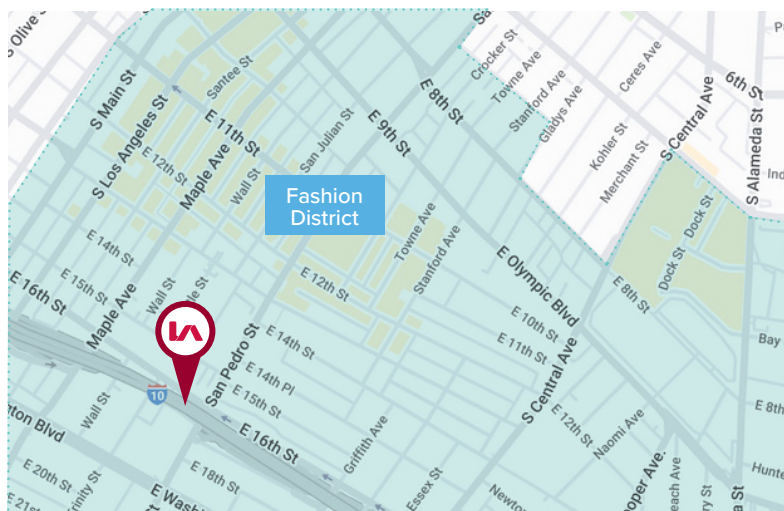
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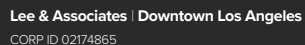
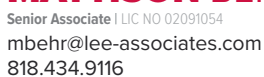
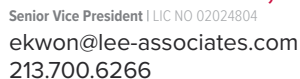
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