

Available SF 25,000 SF

Industrial For Lease
Building Size 25,000 SF

Address: 2200 S Main St, Los Angeles, CA 90007

Cross Streets: S Main St/E 23rd St

Prime Downtown LA Location
 Great For Manufacturing & Warehousing Users
 22' Clear - Gated Parking - Heavy Power
 2 Dock High Positions/1 Grade
 Deluxe Offices / Close to the 10 Freeway

Lease Rate/Mo: \$24,500
Lease Rate/SF: \$0.98
Lease Type: Gross
Available SF: 25,000 SF
Minimum SF: 25,000 SF
Prop Lot Size: 0.72 Ac / 31,363 SF
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$39,004 / 2020
Yard: Fenced
Zoning: M1

Sprinklered: Yes
Clear Height: 22'
GL Doors/Dim: 1
DH Doors/Dim: 2
A: 600 V: 120/240 O: 1 W: 3
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1977
Whse HVAC: No
Parking Spaces: 18 / **Ratio:** 0.7:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 3,895 SF / 9
Restrooms: 5
Office HVAC: Heat & AC
Finished Ofc Mezz: 2,378 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 90 Days
Vacant: No
To Show: Call broker
Market/Submarket: CBD
APN#: 5127-028-022

Listing Company: Lee & Associates
Agents: [Peter D Bacci 323-767-2022](mailto:pbacci@lee-associates.com)

Listing #: **Listing Date:**

FTCF: CB000N000S000/A0AA

Notes: Lessee to Verify all information shown above. Broker/Agent takes no responsibility for its accuracy.

