

±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 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





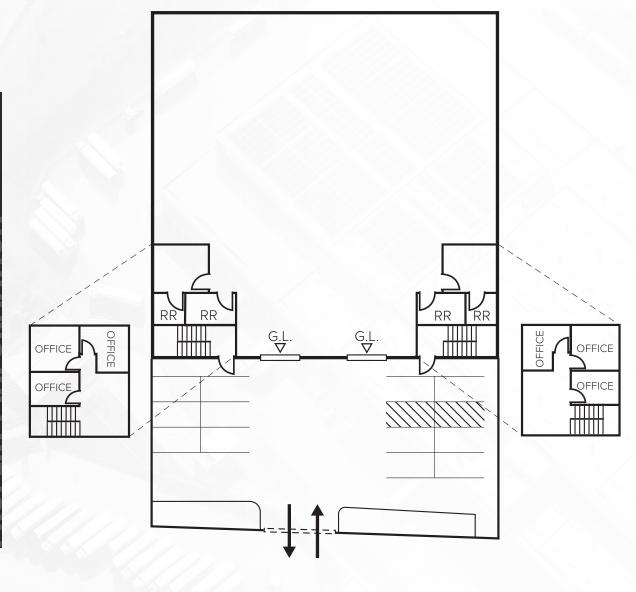
Flexible Zoning Allows for Wide Variety of Uses



Well Appointed
Offices

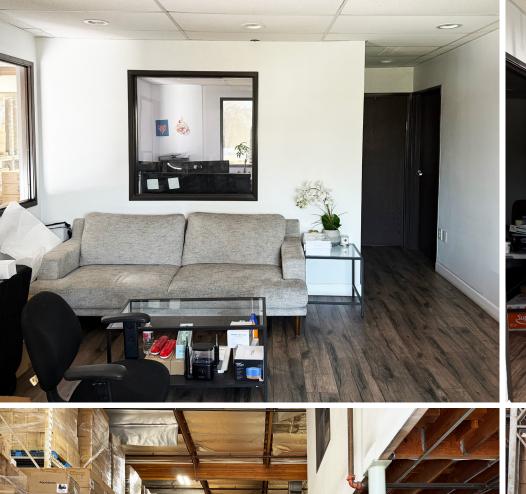
Heavy Power

Available SF	±11,987 SF
	22'
prinklered	Yes
	.35 AC / ±15,380 SF
	Acceptable To Owner
	Fenced / Paved
ffice SF	±2,444 SF
inished Office Mezzanine	±1,980 SF
ncluded in Available	Yes
ossession Date	Now
onst Status/Year Blt	Existing / 2001
or Sale	NFS
arking Spaces	12
ail Service	No
L Doors	2
OH Doors	0
onstruction Type	Tilt-wall
pecific Use	Warehouse/Office
Varehouse AC	No
oning	LAUI(CA)
1arket/Submarket	LA Central
PN	5409-005-031
ower	A: 1200 V: 240/120 Ø: 3 W: 4



N MAIN ST















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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.