

204

W ANN ST

LOS ANGELES • CA 90012

W ANN ST

**±6,746 SF INDUSTRIAL BUILDING ON
±9,709 SF OF LAND FOR LEASE**

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

LEE-ASSOCIATES.COM/DOWNTOWNLA

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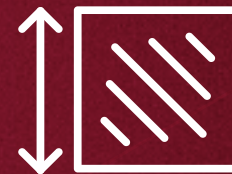
Located at 204 W Ann Street in Los Angeles, this rare small freestanding industrial building offers 6,746 square feet of functional warehouse and office space on a 9,709-square-foot lot (0.22 acres). The property features 18-foot clear ceilings, two dock-high loading doors, and concrete tilt-up construction, providing excellent usability for warehouse, distribution, or creative industrial operations. Additional improvements include 1,424 square feet of office area across five rooms, three restrooms, office HVAC (heat and AC), and a finished mezzanine of 712 square feet included in the available space. The site also offers fenced and paved yard space, on-site parking, and convenient access to major corridors near N Spring Street and LA Historic State Park, with Highland Park Brewing adjacent. Zoned LAUI (CA), the property supports a variety of light industrial uses. Professionally represented by Lee & Associates, ownership is open to acceptable lease terms under a gross lease at \$1.50 per SF/month.



**Rare Small Free
Standing Building
w/ DH Loading**



**Concrete Tilt Up
Construction**



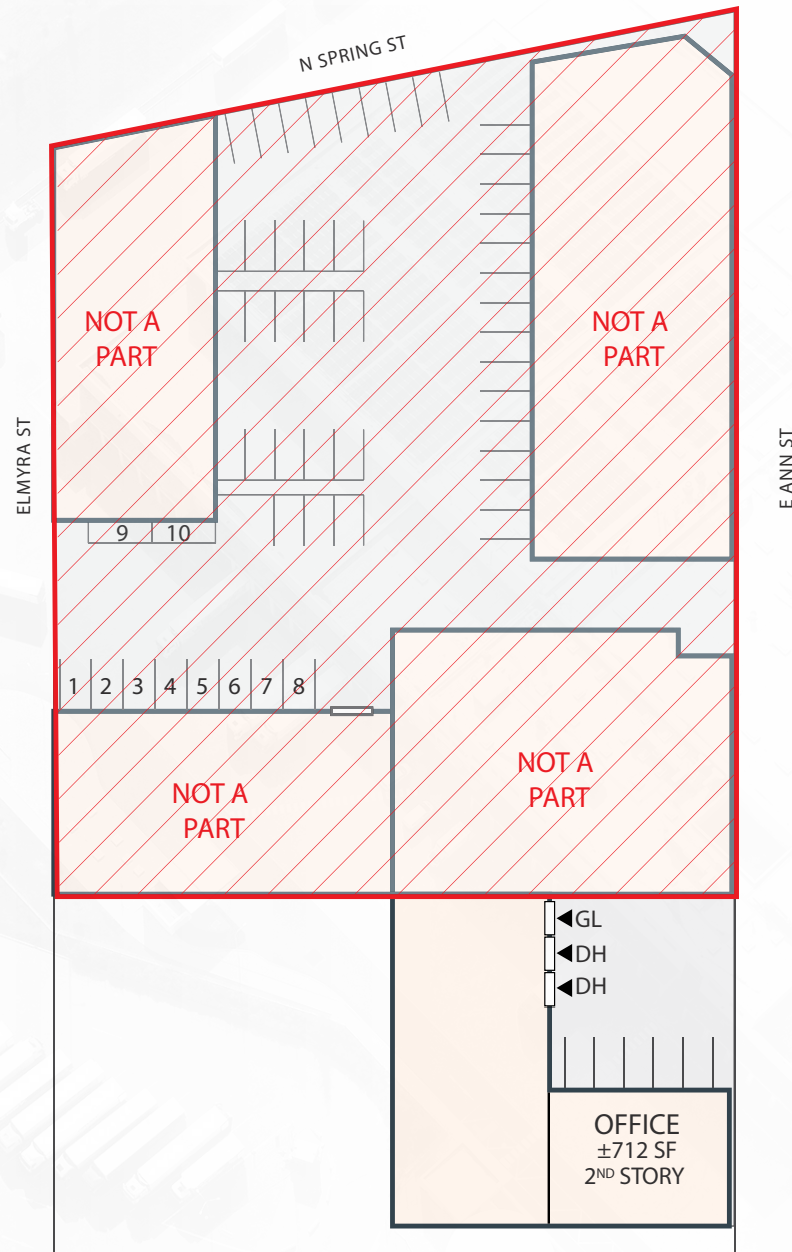
High Ceilings



**Adjacent to LA
Historic Park &
Highland Park
Brewing**

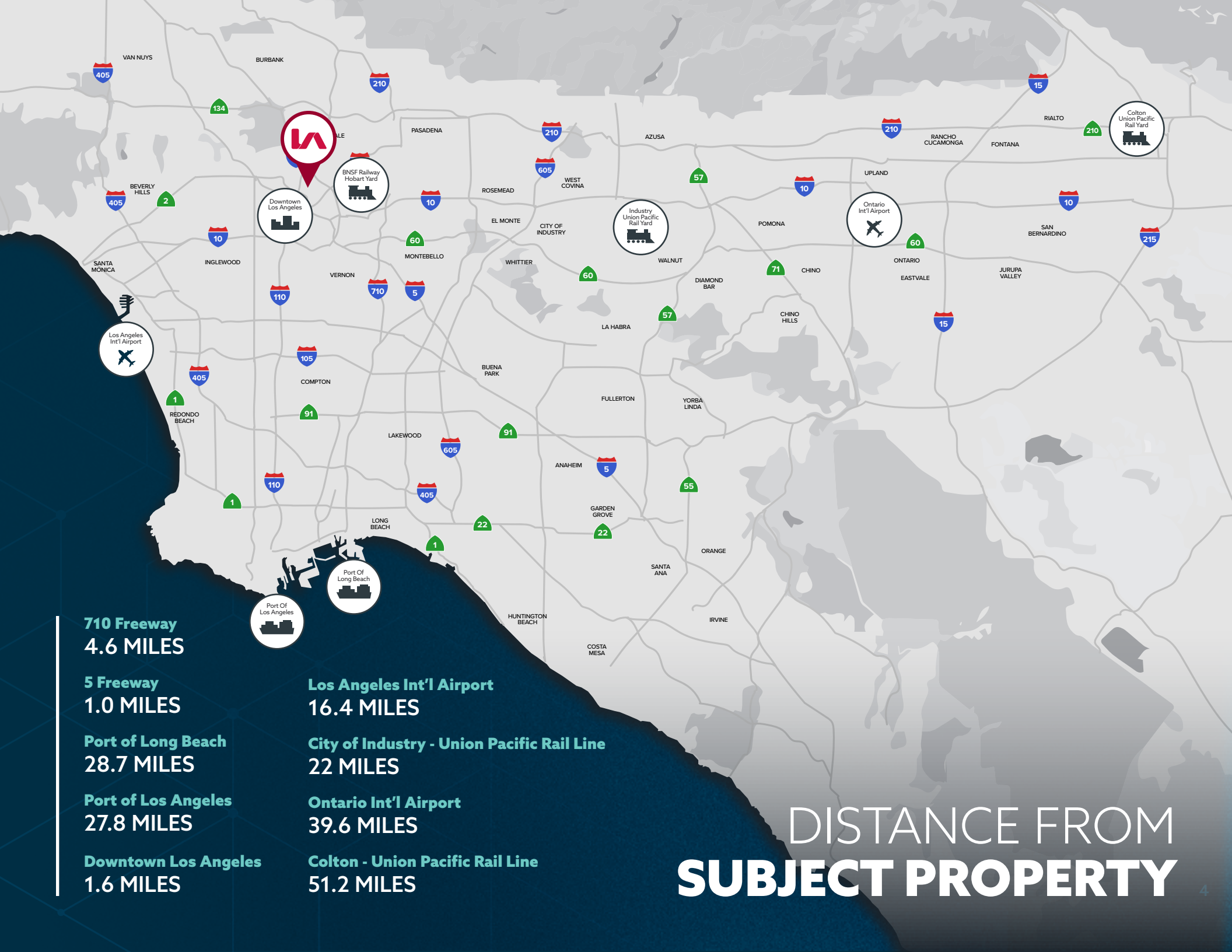
Available SF	±6,746
Clear Height	18'
Sprinklered	No
Prop Lot Size	0.22 AC / ±9,709
Term	Acceptable To Owner
Yard	Fenced and Paved
Office SF	±1,424
Finished Office Mezzanine	±712
Included in Available	Yes
Possession Date	Now
Const Status/Year Blt	Existing/1939
For Sale	NFS
Parking Spaces	5
Rail Service	No
GL Doors	1
DH Doors	2
Construction Type	Tilt-wall
Specific Use	Warehouse/Distribution
Warehouse AC	No
Zoning	LAUI (CA)
Market/Submarket	Outlying Los Angeles
APN	5409-006-049
Power	A: 200 V: 240 Ø: 3

PROPERTY INFORMATION



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





710 Freeway
4.6 MILES

5 Freeway
1.0 MILES

Port of Long Beach
28.7 MILES

Port of Los Angeles
27.8 MILES

Downtown Los Angeles
1.6 MILES

Los Angeles Int'l Airport
16.4 MILES

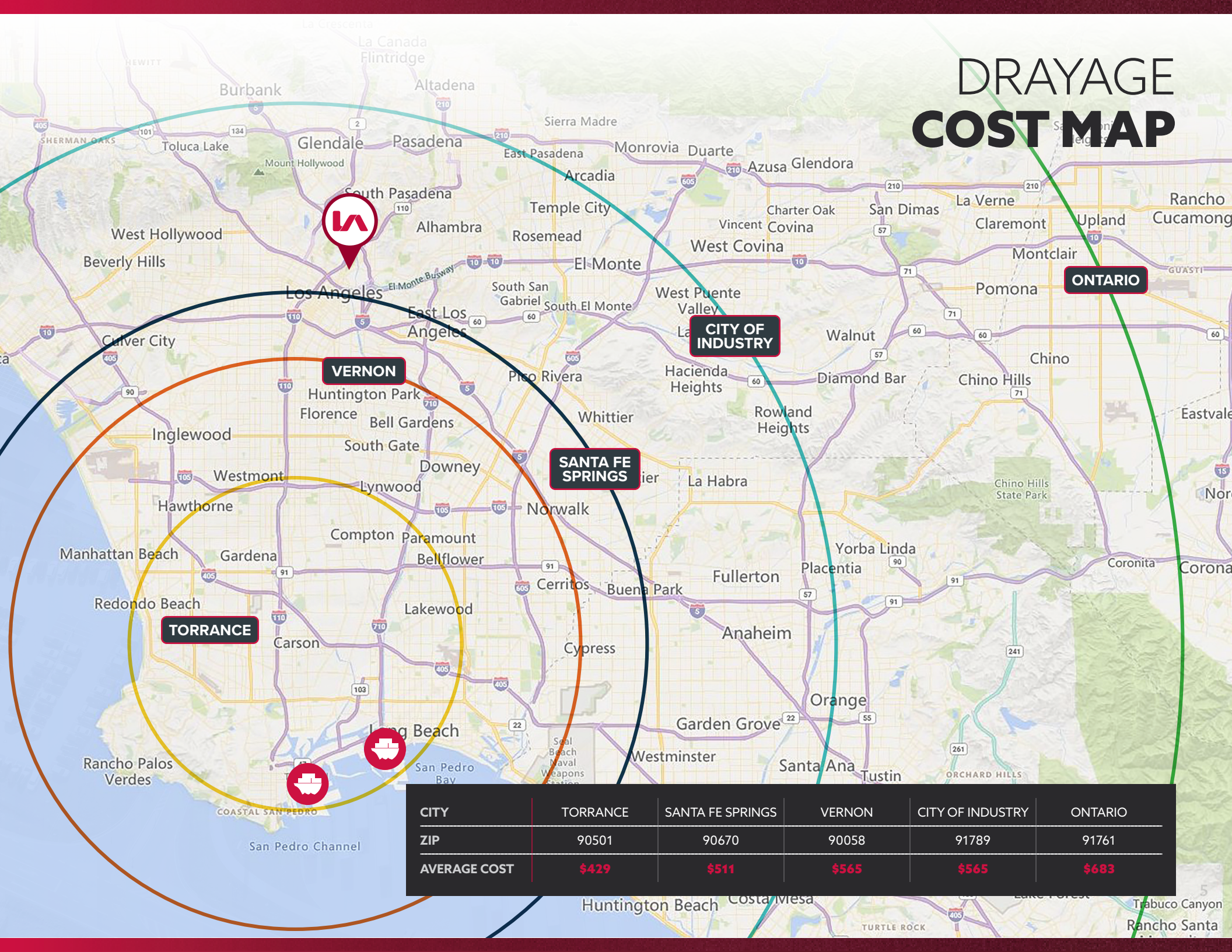
City of Industry - Union Pacific Rail Line
22 MILES

Ontario Int'l Airport
39.6 MILES

Colton - Union Pacific Rail Line
51.2 MILES

DISTANCE FROM
SUBJECT PROPERTY

DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

For More Information,
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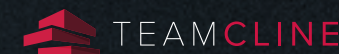
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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; 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.