

677
IMPERIAL ST
LOS ANGELES • CA 90021

±13,440 SF INDUSTRIAL UNIT FOR LEASE



LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM



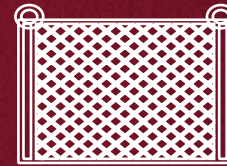
Located in the heart of the Central Arts District, this industrial film production space offers a flexible and functional layout ideal for creative, warehouse, or studio uses. The property features approximately 13,440 square feet of space with 18-foot clear ceilings, a cyc wall, and a fenced private yard with abundant on-site parking. Built in 1985 with tilt-up construction, the facility includes about 2,000 square feet of office area, two restrooms, and a gross lease structure. The site offers 400-amp, 120/240V, 3-phase power, and is zoned M3, providing broad industrial use options. Ownership is professional and open to both short- and long-term lease terms, with potential for tenant improvements (TI) on longer deals. Conveniently positioned near Mateo Street and 7th Street, this property benefits from excellent access to the Downtown Los Angeles core and surrounding creative business hubs.



**Central Arts
District Location**



**Film Production
Space w/ Cyc Wall**



**Fenced Private
Yard w/
Abundant Parking**



18' Celings



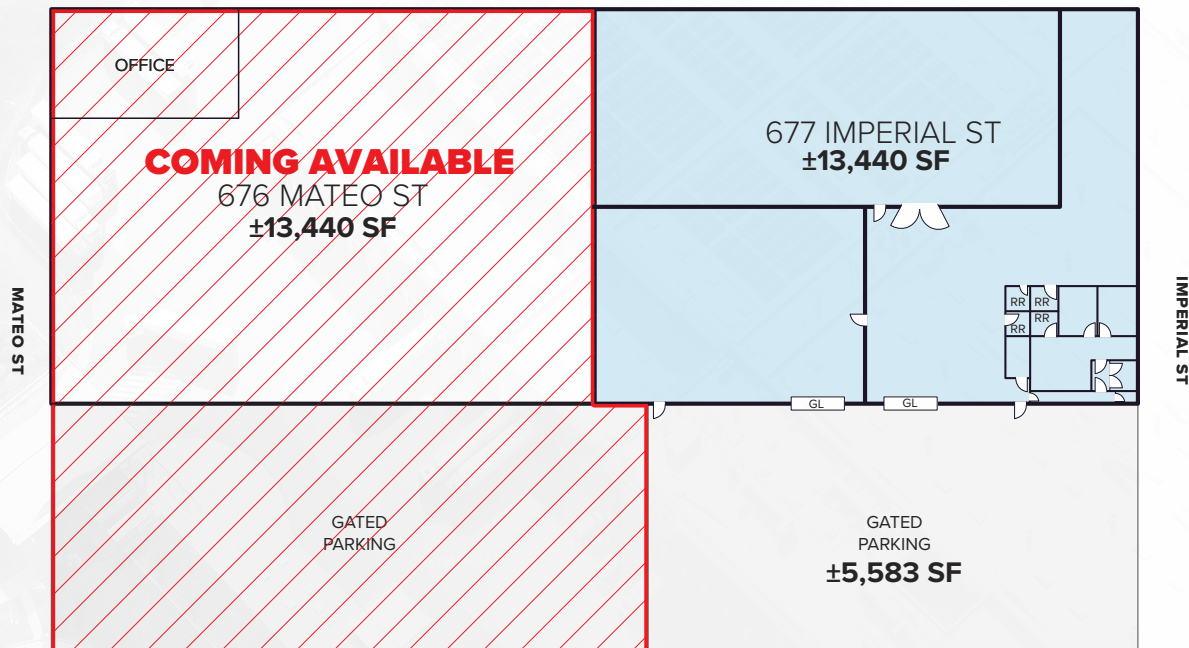
**Ownership Will
Condsider Both
Long Term and
Short Term Deals**



**Professional
Ownership with
Ability to PProvide
TI Allowance or
Buildout on Long
Term Deals**

Available SF	±13,440
Minimum SF	±13,440
Clear Height	18'
Sprinklered	Yes
Prop Lot Size	POL
Term	Acceptable To Owner
Yard	Fenced/Paved
Office SF	±2,000
Possession Date	Now
Const Status/Year Blt	Existing/1985
For Sale	NFS
Parking Spaces	15
Rail Service	No
GL Doors	2
DH Doors	0
Construction Type	Tilt Up
Specific Use	Warehouse/Office
Warehouse AC	No
Zoning	M3
Market/Submarket	CBD
APN	5164-020-021
Power	A: 400 V: 120/240 Ø: 3 W: 4

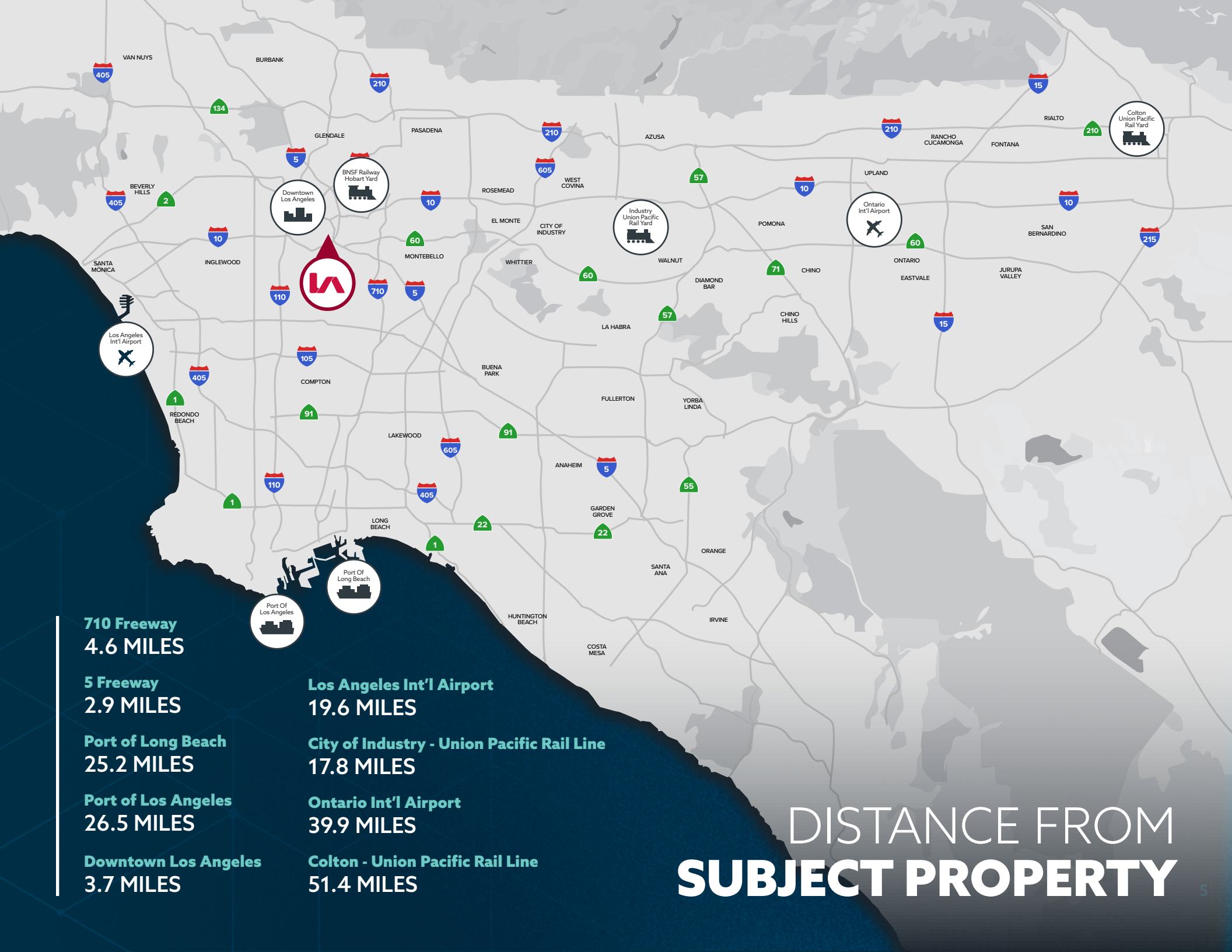
PROPERTY INFORMATION



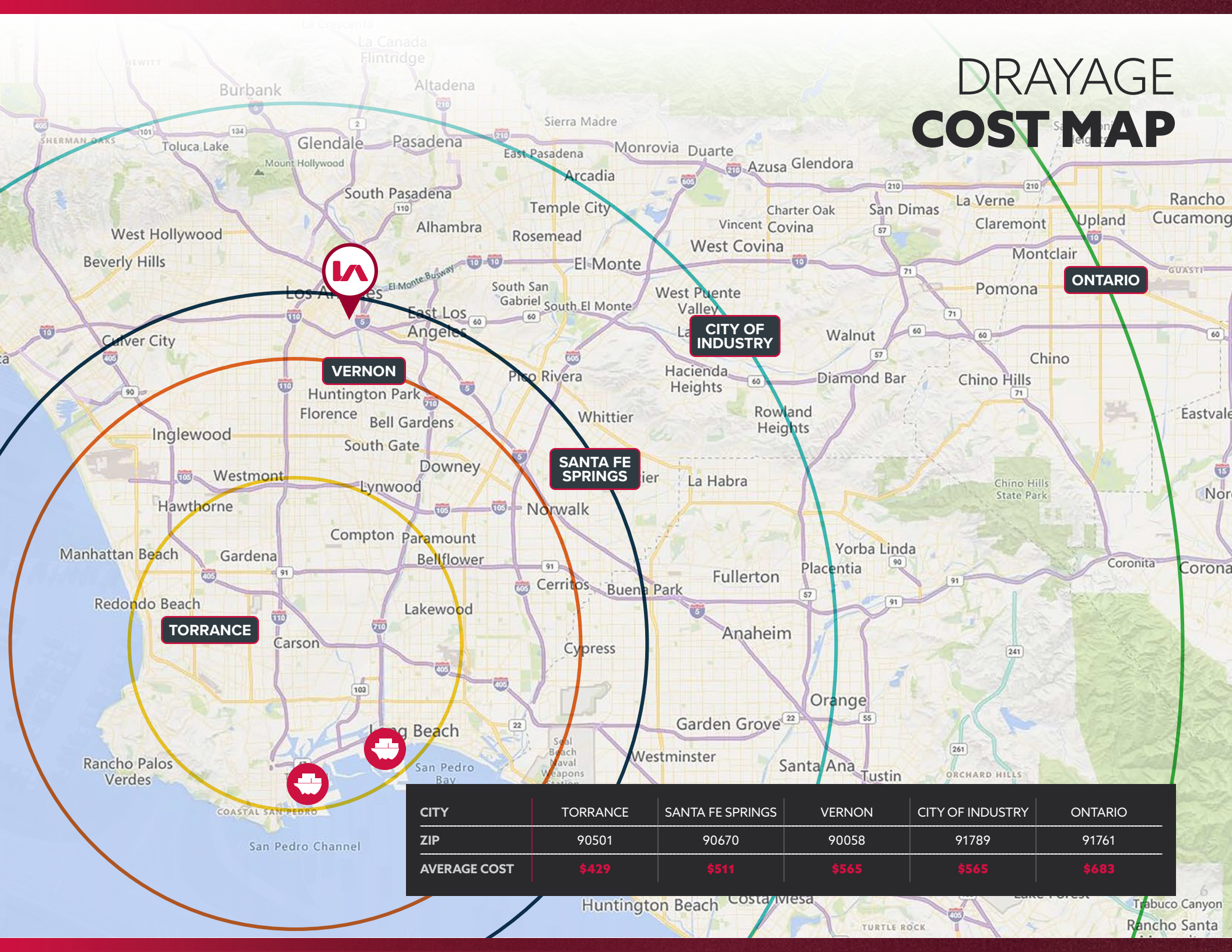
NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify







DRAYAGE COST MAP





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For More Information,
Please Contact

Evan Jurgensen

Senior Vice President

ejurgensen@lee-associates.com

323.922.3733

LIC NO 01967347

Doug Cline

Senior Vice President

dccline@lee-associates.com

213.324.2957

LIC NO 01142005

Jack R. Cline, Jr.

President

jcline@lee-associates.com

213.590.3512

LIC NO 00854279

Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

323.922.3832



LEE &
ASSOCIATES
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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.