

# FOR LEASE

1500 S. CENTRAL AVENUE | UNIT B  
LOS ANGELES | CA

FOR MORE INFORMATION PLEASE CONTACT:

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**EXECUTIVE VICE PRESIDENT**

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CADRE #01098039

**BRYAN ABAYAN**  
**ASSOCIATE**

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CADRE #02005294

±3,600 SF | INDUSTRIAL

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



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## PROPERTY FEATURES

- Warehouse for Lease
- LA M2 Zoning
- Built in 1927 | Remodeled in 2022
- Masonry Construction
- High Power
- Excellent Gated and Secure Parking
- Great Natural Lighting
- Located Seconds away from the Santa Monica (10) Freeway On/Off Ramps
- On Major Street of South-Central Ave Thousands of Cars Per Day
- All Units Sprinklered

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**DAUM**  
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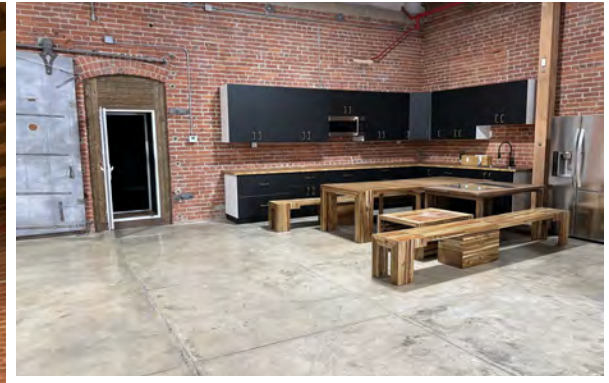


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### UNIT B HIGHLIGHTS

- Total Base Rent \$7,020 Gross, Per Month
- Fully Remodeled 2022
- 3,600 Total Square Feet
- 800 Square Feet Offices
- Clear Height: 14'
- Gated & Secure Private Parking
- Retail Potential
- Sprinklered
- New HVAC
- LA M2 Zoning
- Kitchen Space Included
- Four Tandem Parking Spots
- Exposed Brick
- Electric Roll up Gate
- Secure Warehouse/Wired for Alarm

### OFFERING SUMMARY

LEASE RATE	\$1.95 SF/month (Gross)
AVAILABLE SF	3,600
BUILDING SIZE	49,280 SF

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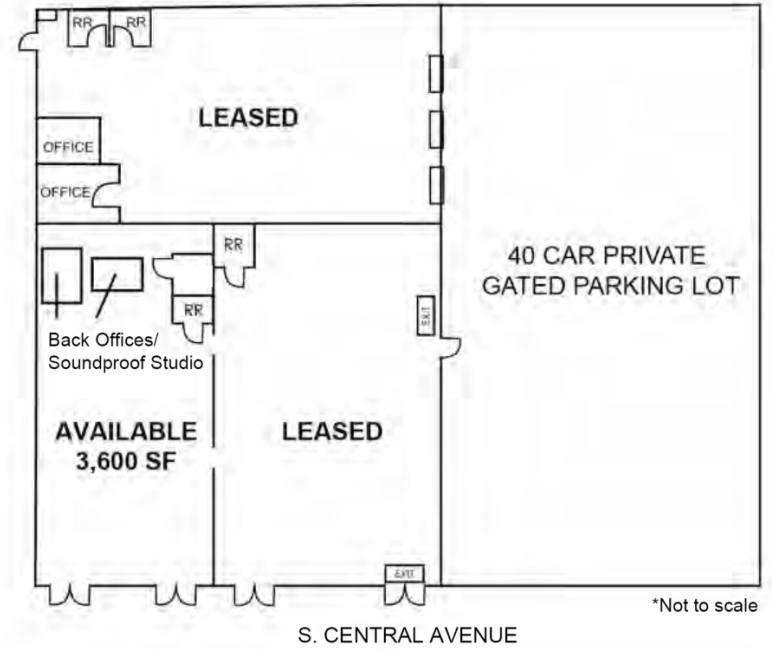
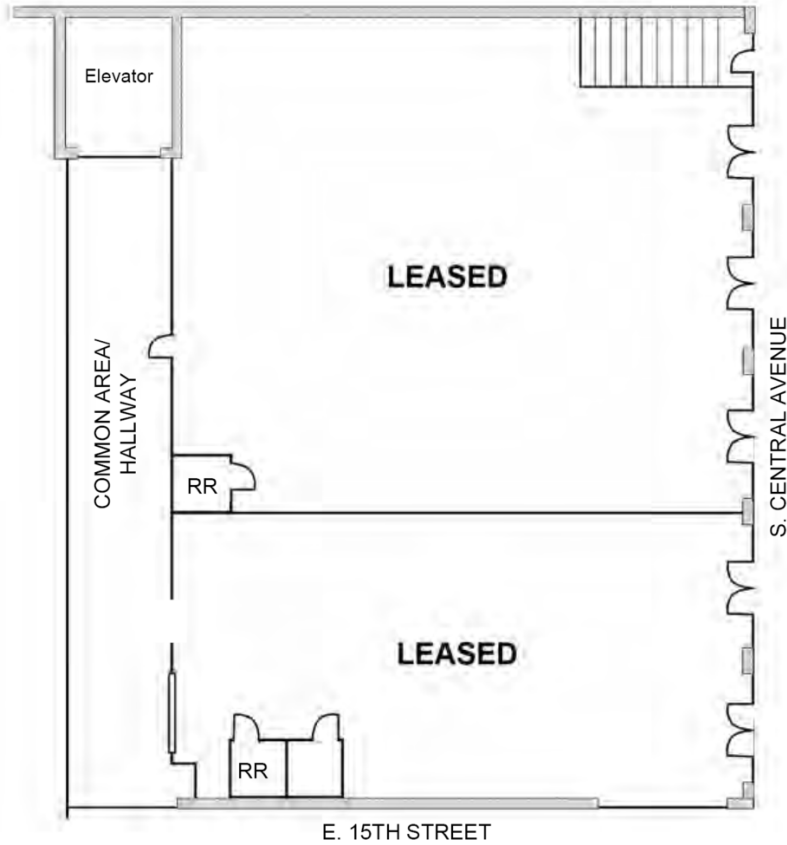
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(Not to Scale)

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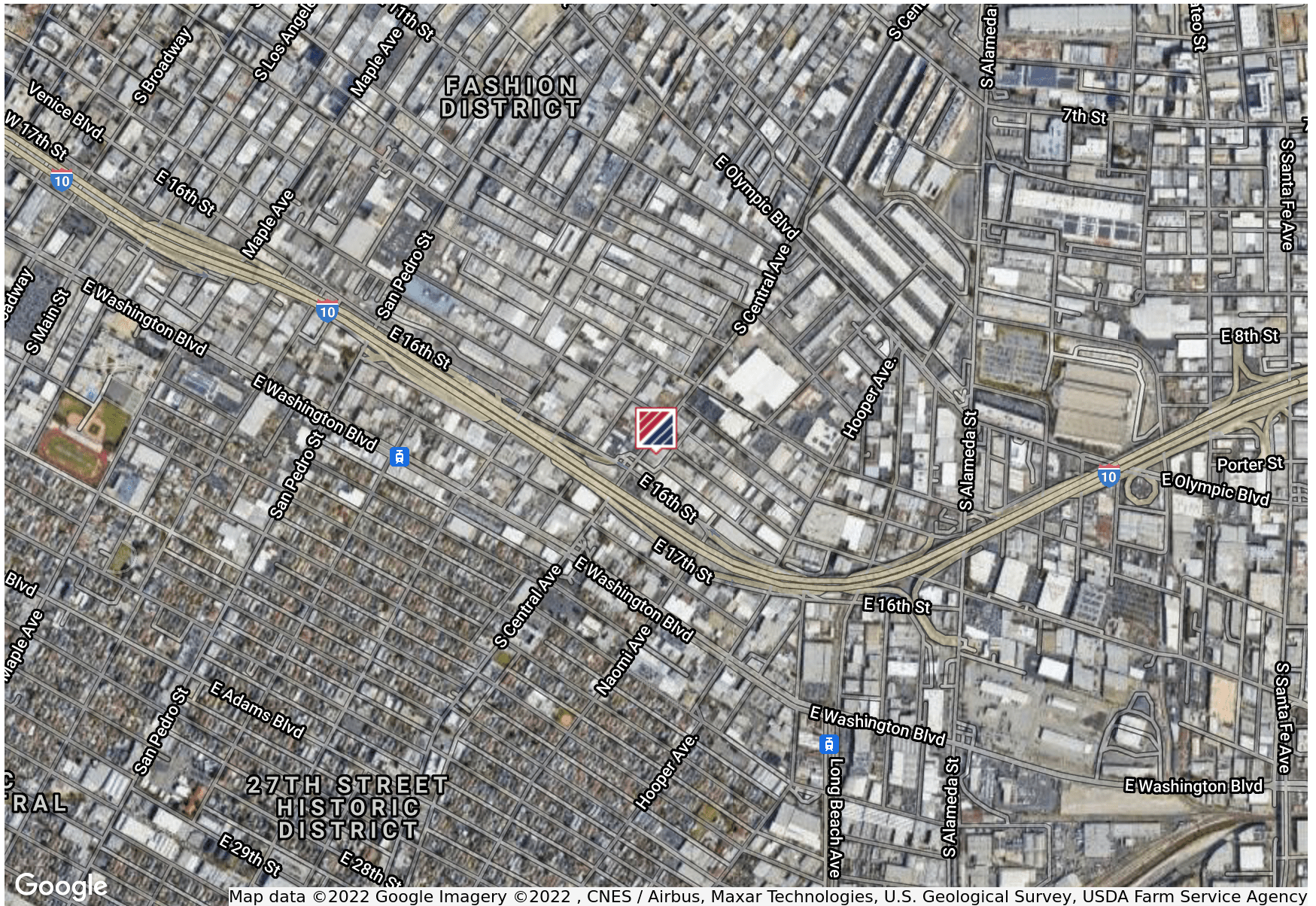


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