



REFURBISHMENT COMPLETE | MOVE IN READY


1854

E 22ND ST
LOS ANGELES | CA



FOR LEASE

INDUSTRIAL PROPERTY



30,343 SF
AVAILABLE



4,930 SF
OFFICE



17 FT
CLEAR HEIGHT



7
DOCK HIGH DOORS

PROPERTY HIGHLIGHTS

- Recently Refurbished
- Sandblasted Concrete/ Polished Floors
- Exposed Wood Beams in Warehouse
- Natural Light/ Open Space Office Area
- Incredible Design Rooms
- New HVAC/ New Roof
- Sprinklered
- All New Plumbing Fixtures
- Free Standing Building
- New LED Lighting Throughout
- 7 Dock High Doors | 1 Ground Level Door
- No Vernon Parcel Tax
- Fence / Paved Secure Yard
- Ideal Loading/ Ground Ramp Loading
- Ready for Immediate Occupancy
- Zoning: M3

FOR MORE INFORMATION PLEASE CONTACT:

JERRY SACKLER
EXECUTIVE VICE PRESIDENT
P: 213.270.2267

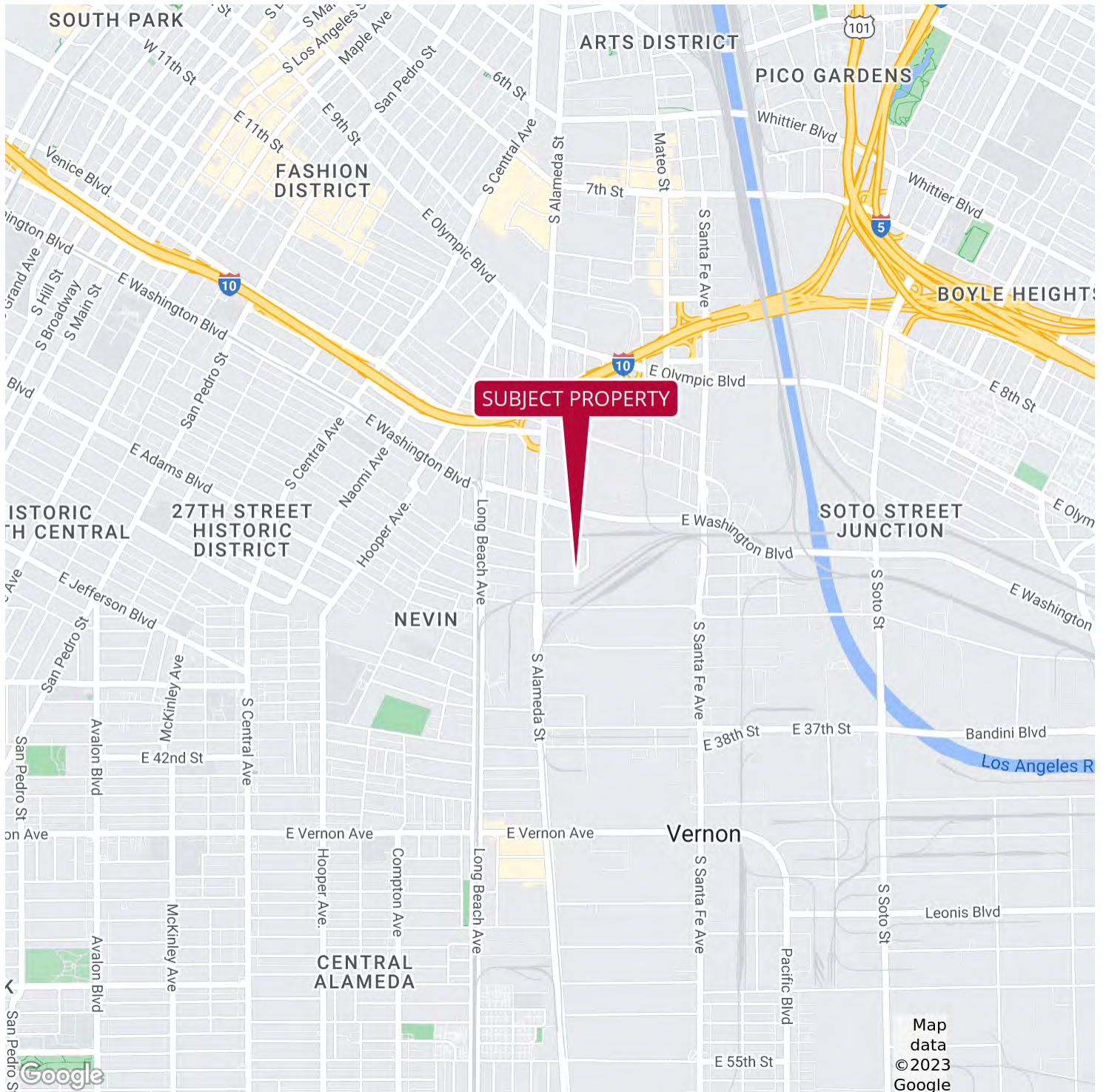
jerry.sackler@daumcommercial.com
CADRE #01098039

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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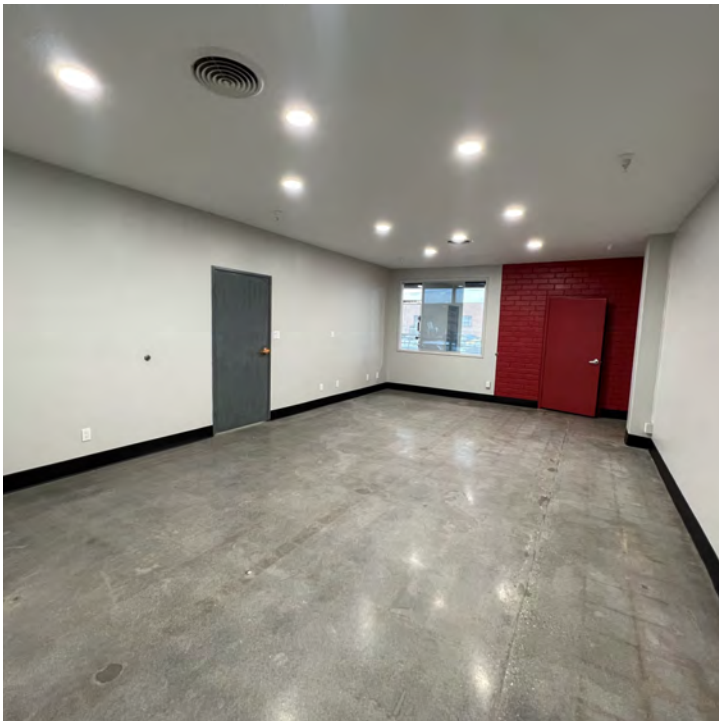


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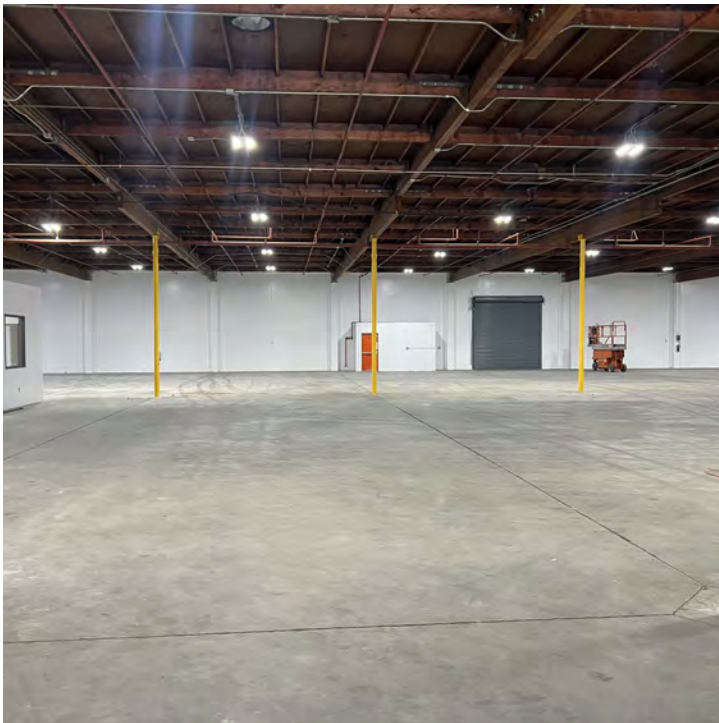
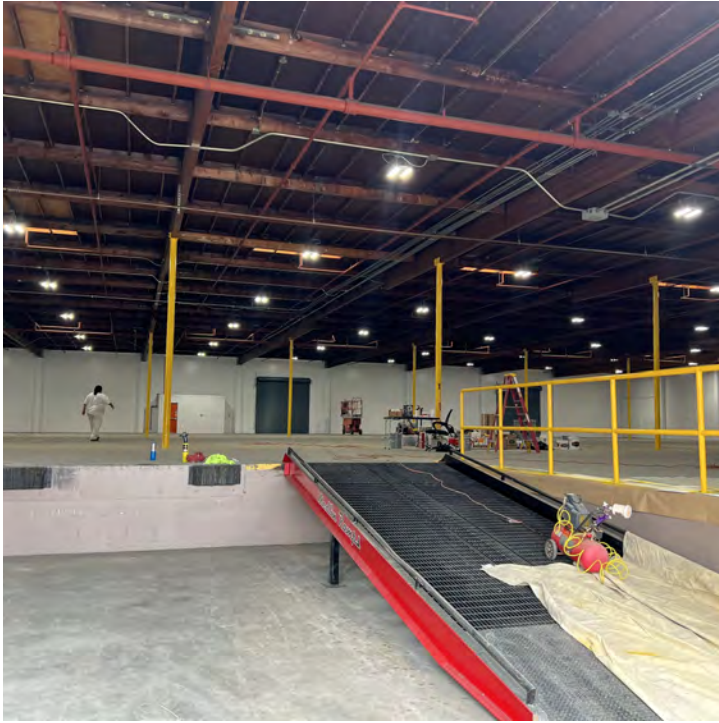


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DAUM
COMMERCIAL REAL ESTATE SERVICES

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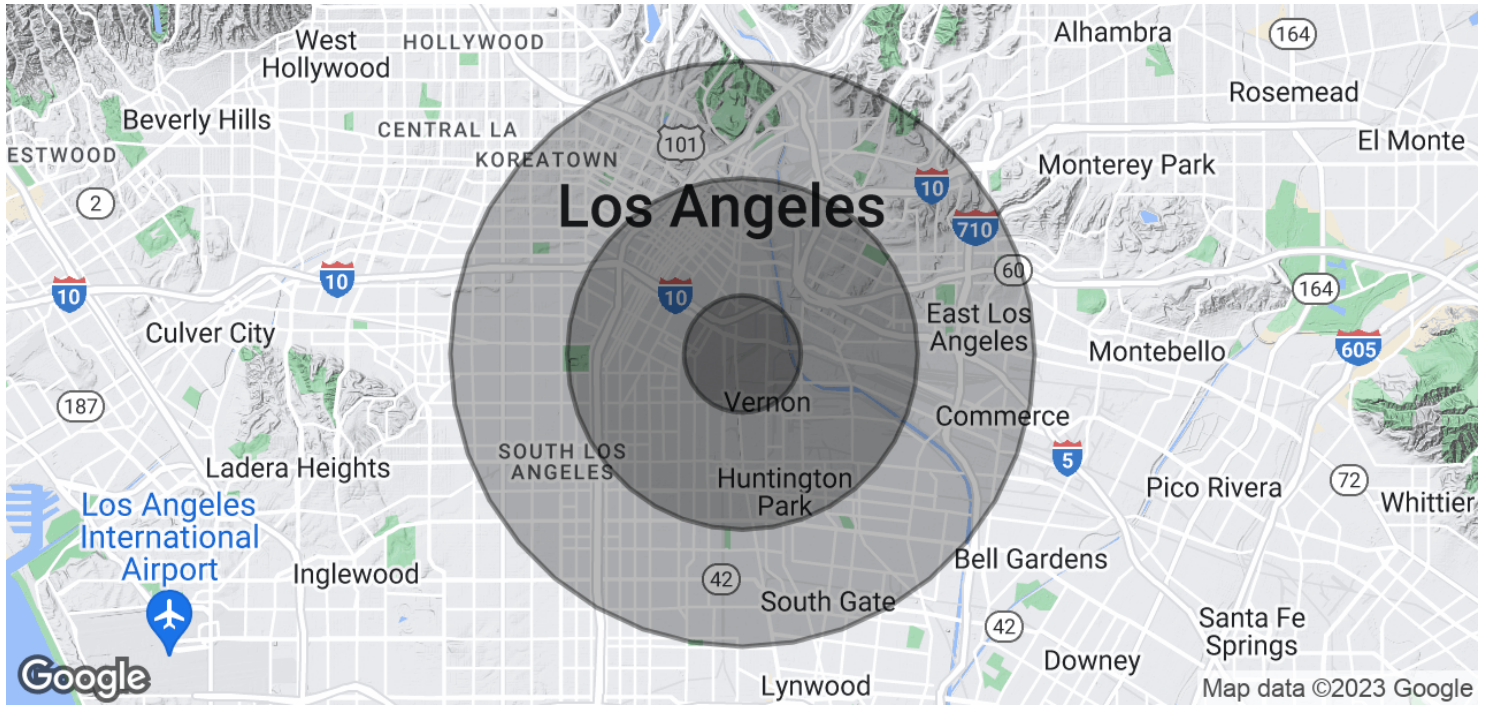


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DEMOGRAPHICS

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,359	124,362	405,076
# of persons per HH	3.9	3.2	3.2
Average HH income	\$55,001	\$58,940	\$58,174
Average house value	\$426,617	\$370,582	\$392,559

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
E 25th St	S Santa Fe Ave E	8,112	2022	0.17 mi
Alameda St	E 25th St N	6,344	2022	0.18 mi
S Alameda St	E 22nd St N	12,953	2022	0.22 mi
S Alameda St	E 20th St S	34,437	2022	0.24 mi

* Traffic Count data derived from CoStar

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