FOR & SALE LEASE

1116 E 12th Street
Los Angeles | CA



±4,980 SF Versatile DTLA Showroom & Warehouse

PROPERTY HIGHLIGHTS:

- **Strategically located in the heart of the DTLA wholesale corridor, offering excellent synergy with neighboring textile, apparel, and design businesses.**
- **Flexible open-floor layout with M2 zoning, providing a wide range of allowable uses including flagship showrooms, ecommerce distribution, manufacturing, and creative wholesale applications.**
- **Strong street presence on E 12th Street with significant daily traffic, providing an exceptional signage opportunity for brand exposure.**
- **Unbeatable proximity to the I-10 (Santa Monica) Freeway on/offramps, facilitating efficient transport to the Port of LA, LAX, and the greater Inland Empire.**

PROPERTY OVERVIEW

- BUILDING: ± 4,980 SF
- SALE PRICE: Negotiable
- ASKING LEASE RATE: $0.85/SF/MONTH - GROSS
- CLEAR HEIGHT: 13'
- DRIVE INS: 1
- PARKING: 2
- YEAR BUILT: 1967
- LOT SIZE: ± 5,750 SF
- ZONING: LAM2

FOR MORE INFORMATION PLEASE CONTACT:

Moon Lim | EXEC. V.P.
Executive Vice President
mlim@daumcommercial.com
M: 213.308.2056
CADRE #01903050

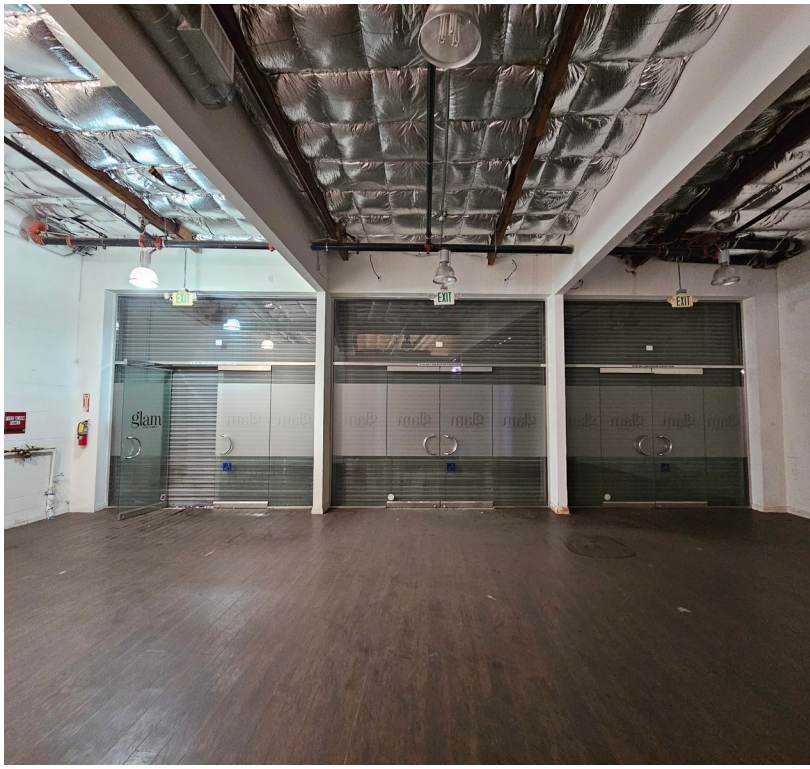
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