CLOSE TO ARTS DISTRICT & GARMENT DISTRICT



FOR LEASE

CREATIVE CLEAN WAREHOUSE / FORMER HIGH END GARMENT USE

1349-1359 CHANNING ST.

LOS ANGELES | CA 90021

FOR MORE INFORMATION, PLEASE CONTACT US:

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PROPERTY HIGHLIGHTS

- ±7,150 SF - ±21,850 SF AVAILABLE
- SIX (6 GROUND LEVEL LOADING DOORS
- EXCELLENT ACCESS TO 10 FWY

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±7,150 SF - ±21,850 SF INDUSTRIAL WAREHOUSE

FOR LEASE

1349-1359 CHANNING ST.
LOS ANGELES, CA

PROPERTY FEATURES:

- Creative Clean Warehouse (Former High-End Garment Use)
- ±7,150 SF- ±21,850 SF Available For Lease
- Clear Height: 14'–25' (Exposed Brick & Excellent Natural Light)
- Six (6) Ground Level Loading Doors
- Air-Conditioned Warehouse & Offices (Partial HVAC in Warehouse)
- 800A, 120/240V, 3-Wire Power
- Lot Size: ±0.56 AC (±24,393 SF)
- M3 Zoning
- Excellent Access Near 10 Fwy On/Off Ramps
- Close to Arts District and Garment District

PROPERTY CONFIGURATIONS:

1349 Channing St:

- Rate: $1.10 PSF / Month G
- Total Building Size: ±14,700 SF
- Total Lot Size: ±15,028 SF (±0.34 AC)
- ±1,500 SF Office Space
- Clear Height: 14'-25'
- Four (4) Ground Level Loading Doors
- Five (5) Parking Spaces
- 600 Amps, 120/240 Volts, 3 Wire Power
- Term: 3-5 Years

1359 Channing St:

- Rate: $1.45 PSF / Month Net
- Total Building Size: ±7,150 SF
- Total Lot Size: ±9,365 SF (±0.21 AC)
- ±2,645 SF Office Space
- Clear Height: 14'
- Two (2) Ground Level Loading Doors
- Six (6) Parking Spaces
- 400 Amps, 120/240 Volts, 3 Wire Power
- Term: 3-5 Years

1349-1359 Channing St:

- Rate: $1.28 PSF / Month G
- Total Building Size: ±21,850 SF
- Total Lot Size: ±24,393 SF (±0.56 AC)
- ±4,145 SF Office Space
- Clear Height: 14'-25'
- Six (6) Ground Level Loading Doors
- Eleven (11) Parking Spaces
- 800 Amps, 120/240 Volts, 3 Wire Power
- Term: 3-5 Years



±7,150 SF-±21,850 SF Available



Six (6) Ground Level Loading Doors



14'-25' Clear Height



M3 Zoning



Near the 10 Freeway On/Off Ramps

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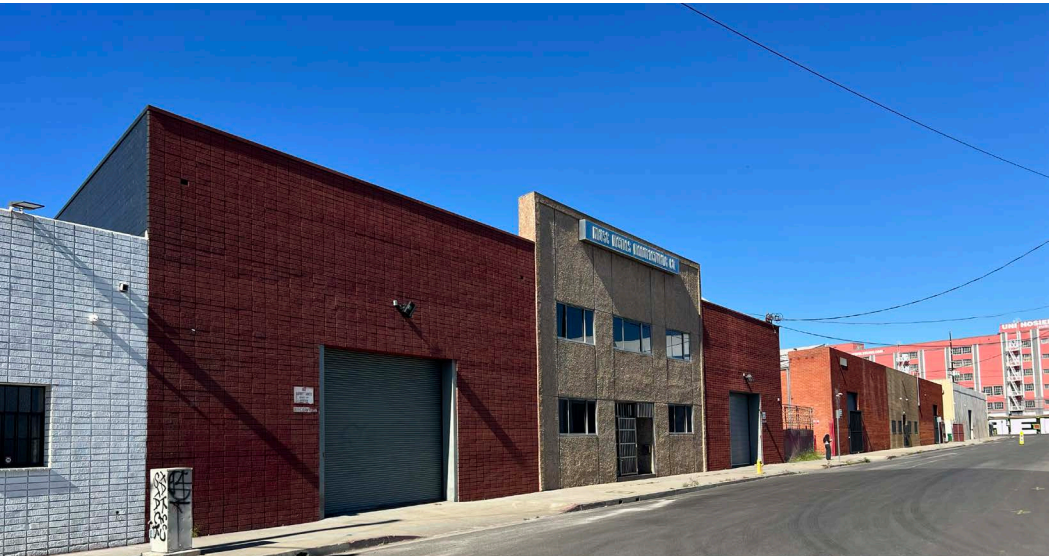
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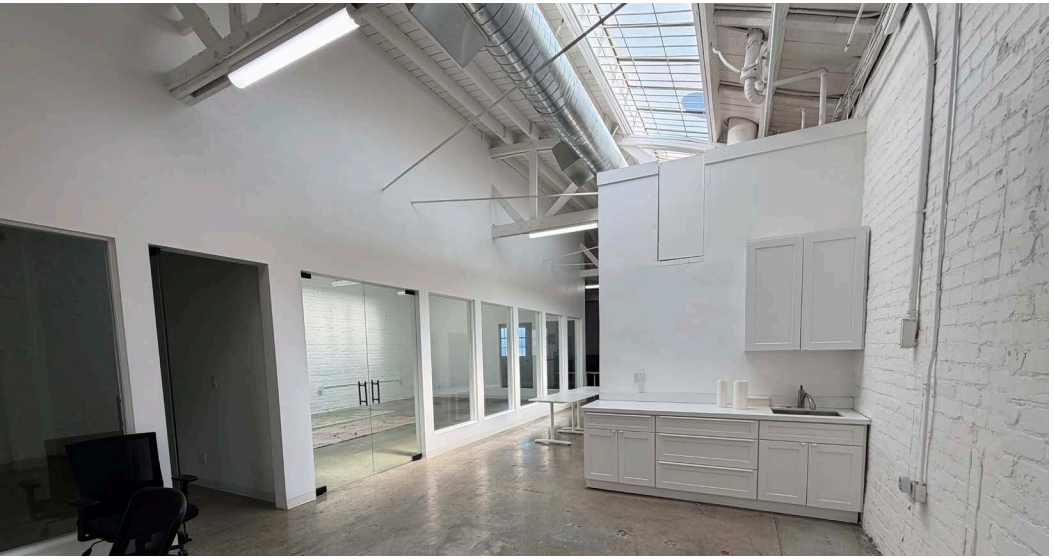
FOR LEASE

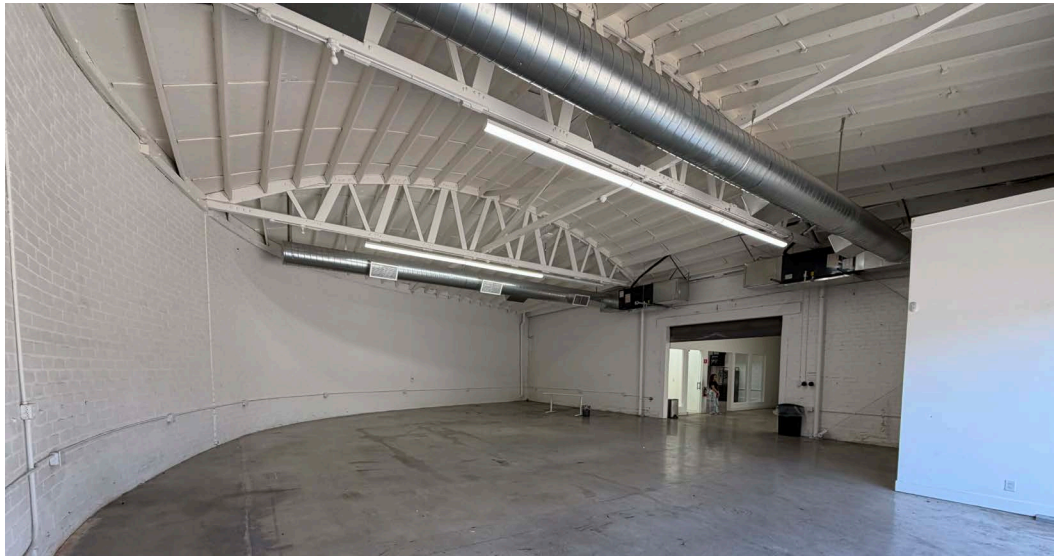
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LOS ANGELES, CA

1349 CHANNING ST PHOTOS





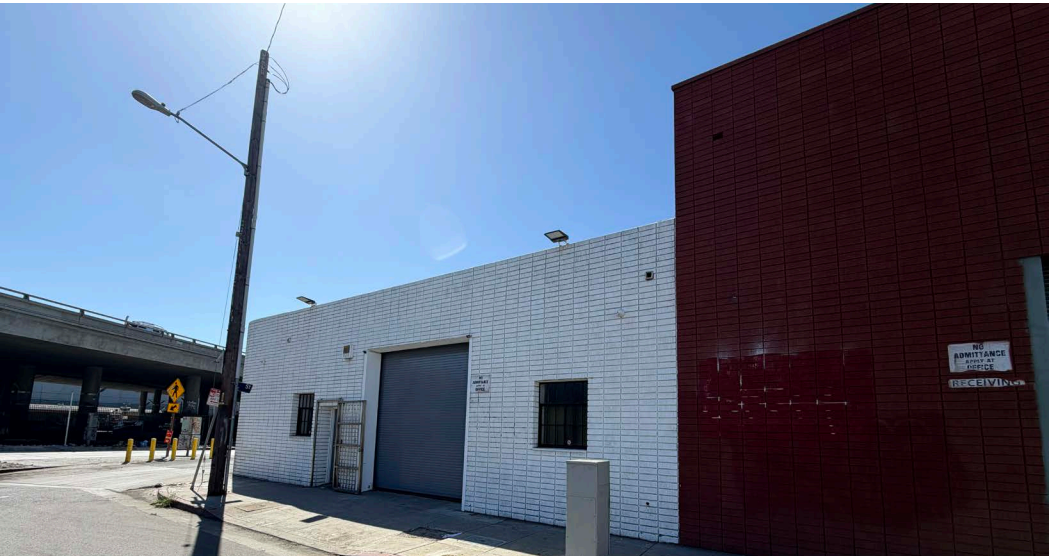


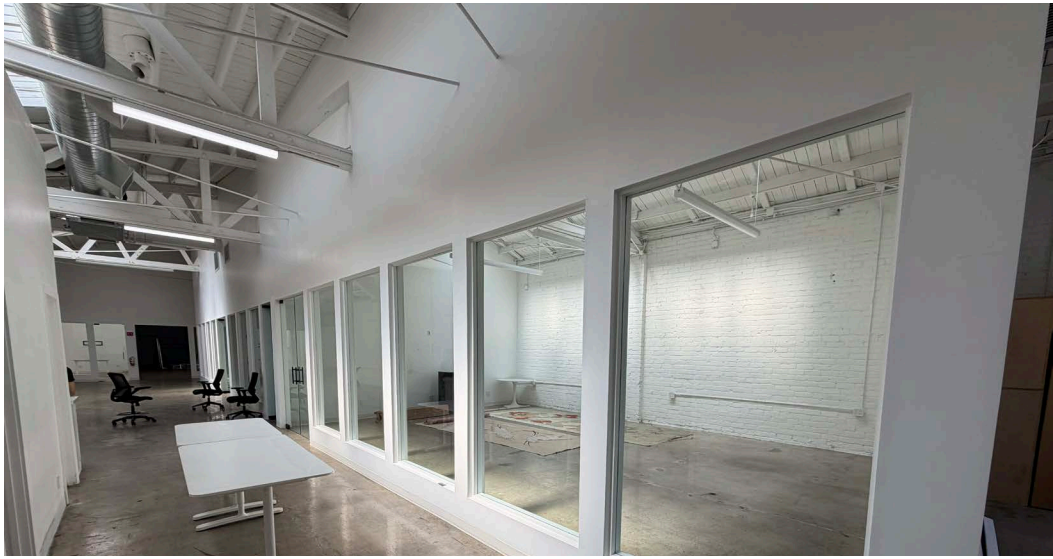


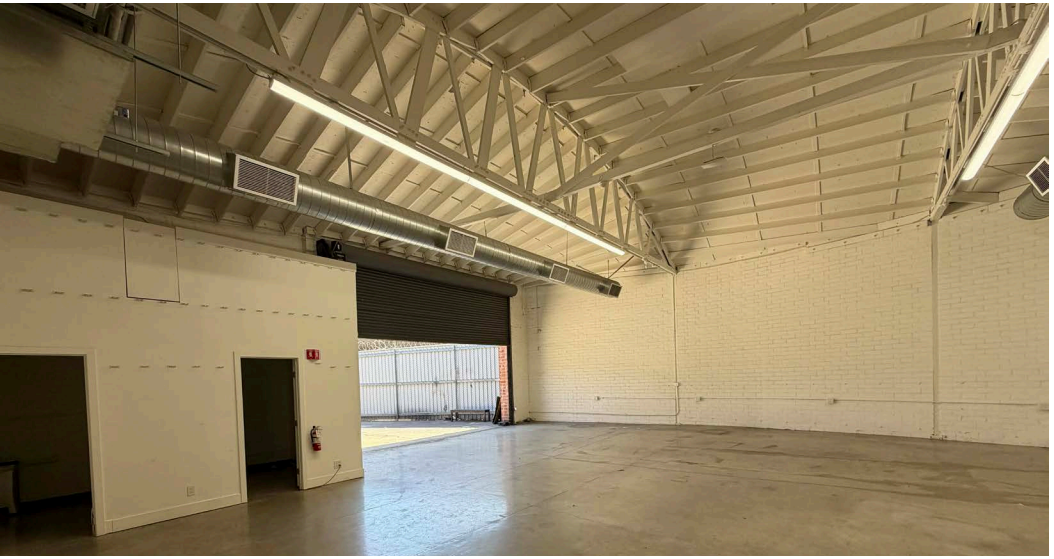
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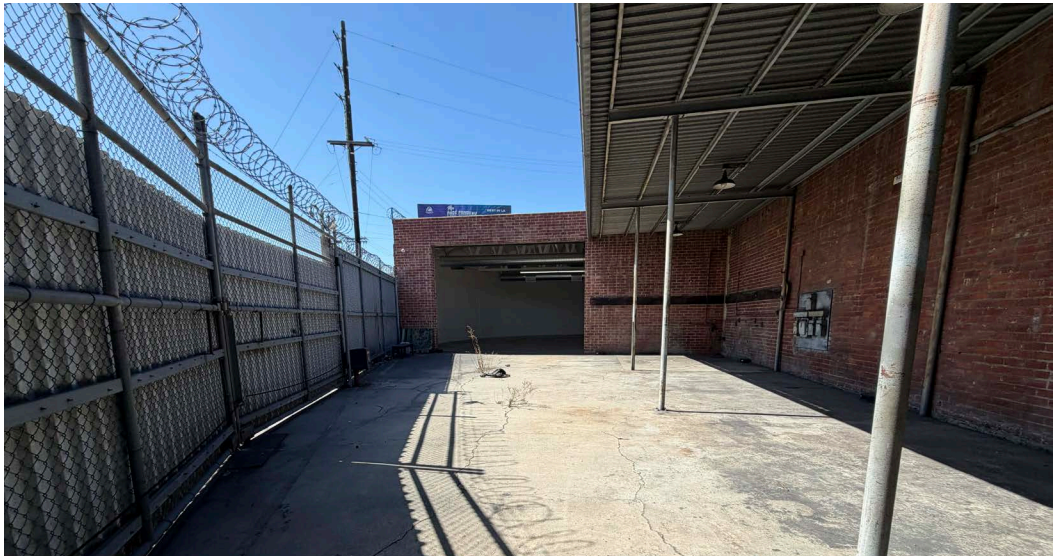
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1359 CHANNING ST PHOTOS



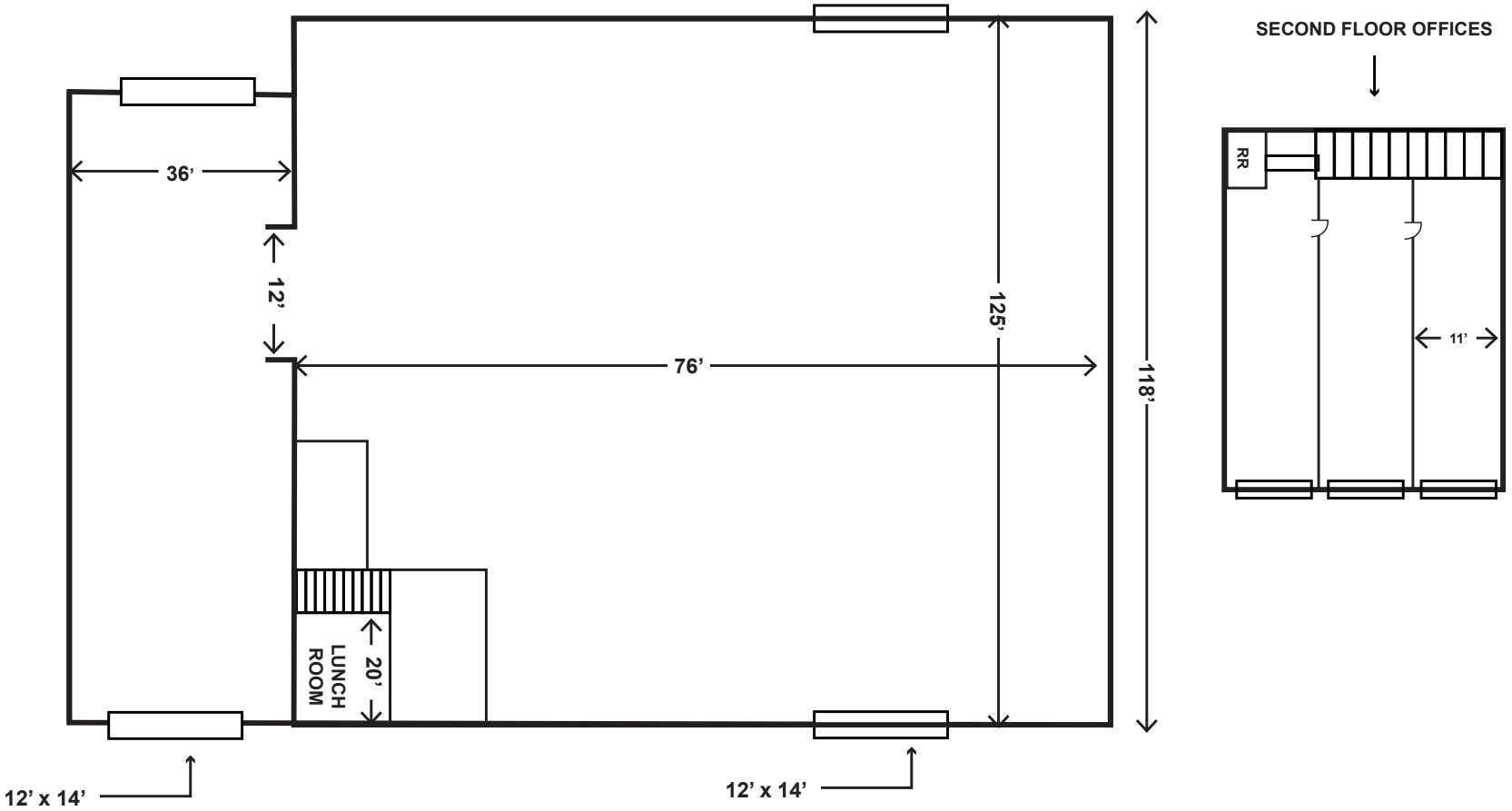






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1349 CHANNING ST. SITE PLAN



*NOT TO SCALE

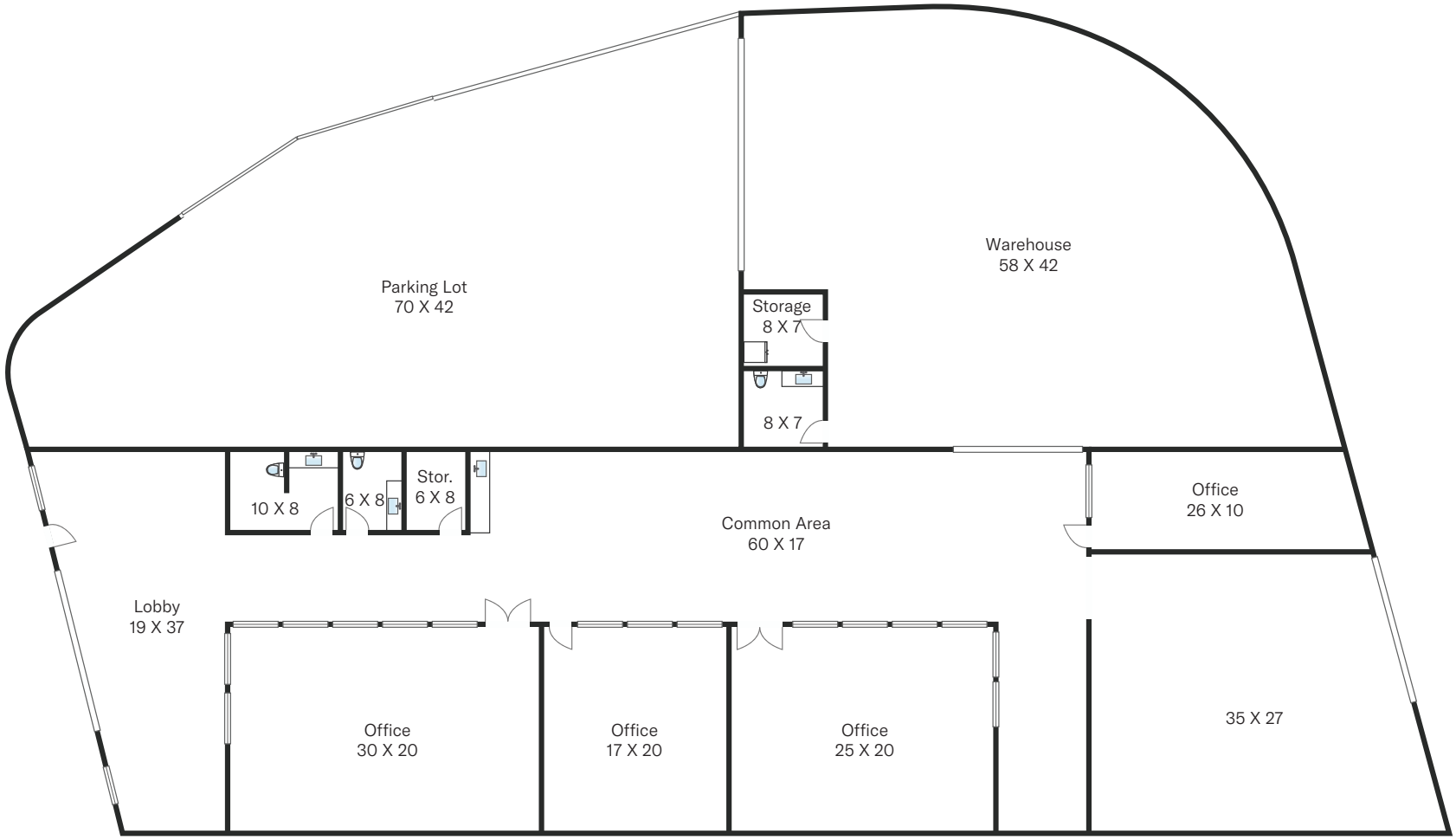
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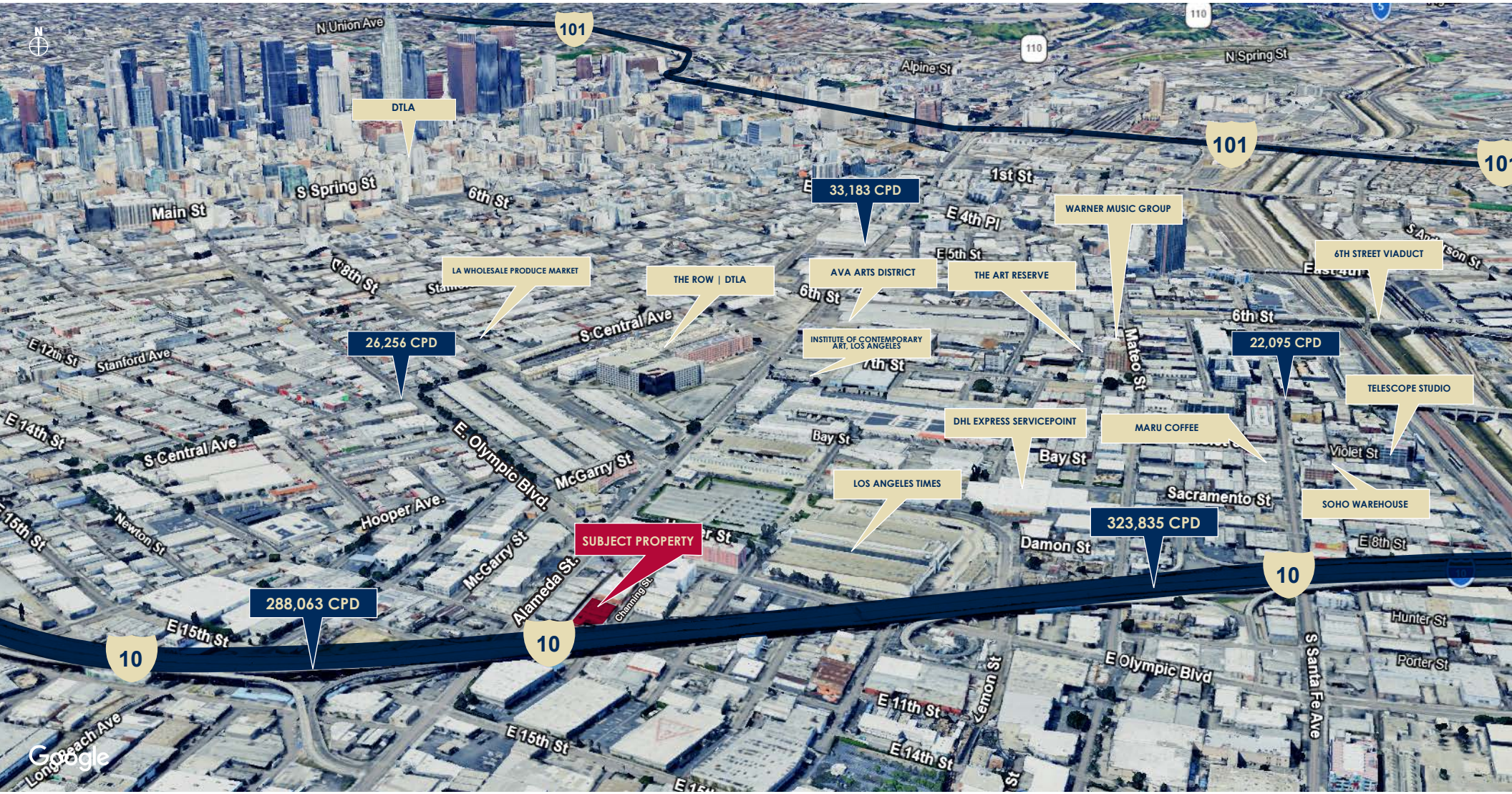
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AMENITIES MAP



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