



Available SF 4,200 SF Industrial For Lease Building Size 7,445 SF



Address: 1830 S Flower St, Los Angeles, CA 90015
Cross Streets: S Flower St/Washington Blvd

3 Restrooms, 200 Amps Single Phase Power
Easy Access to 10 & 110 Freeways

Lease Rate/Mo: \$4,500
Lease Rate/SF: \$1.07
Lease Type: Gross
Available SF: 4,200 SF
Minimum SF: 4,200 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: C-2

Sprinklered: No
Clear Height: 12'
GL Doors/Dim: 1 / 10'x10'
DH Doors/Dim: 0
A: 200 V: 120/240 O: 1 W: 3
Construction Type: Masonry
Const Status/Year Blt: Existing / 1953
Whse HVAC: No
Parking Spaces: 1 / Ratio: 0.2:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 630 SF / 2
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 630 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 08/01/2023
Vacant: No
To Show: Call broker
Market/Submarket: CBD
APN#: 5126-011-014

Listing Company: Sterling Industrial Prop.
Agents: Brad Harris 213-448-3313

Listing #: 34280511

Listing Date: 04/20/2023

FTCF: CB250N000S000/A0AA

Notes: *2 separate 100 Amp panels. Possession may be sooner. Lessee to independently verify all information stated here. Contact Brad Harris to show: 213-448-3363. BHarris@sterlingprops.com



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