

1465

S. LORENA ST
LOS ANGELES, CA 90023



For Lease

±2,204 SQ. FT. INDUSTRIAL BUILDING

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

IA BACCI • TSAPARIAN • GORMLY
IG INDUSTRIAL GROUP

Building HIGHLIGHTS



Prime Eastside Warehouse
Manufacturing Facility



Close to Olympic & Soto



Bow Truss Ceiling



Fluorescent Strip Lighting



Zoned M3,2

Pricing SUMMARY

Lease Rate: \$4,700/Mo GRS
\$2.13 PSF/Mo GRS



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S. LORENA
ST

BUILDING SIZE

±2,204 SF

LAND SIZE

±5,531 SF / ±0.13 Ac

PARCEL NO

5190-030-005

USE

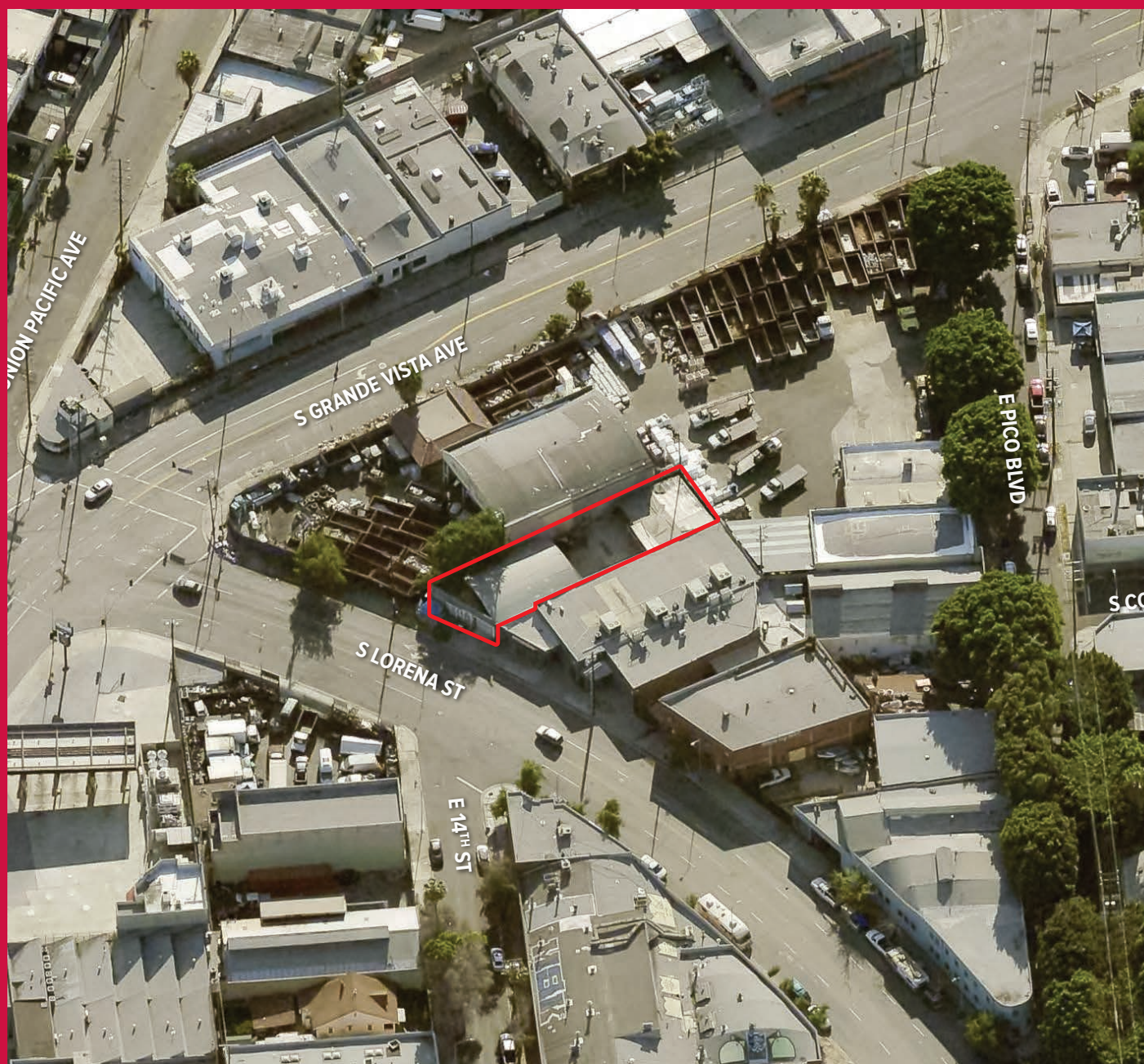
Manufacturing

ZONING

M3,2LA

YEAR BUILT

1939



Property
PHOTOS





LOCATION



Central Los Angeles

Base: 246,721,841 SF
Vacancy Rate: 7.2%
Availability Rate: 9%
Direct Asking Rate: \$1.27 PSF
Overall Asking Rate: \$1.27 PSF
Median Price/Bldg SF: \$297.25
Median Price/Land SF: \$174.57

San Gabriel Valley

Base: 179,108,546 SF
Vacancy Rate: 6.3%
Availability Rate: 7.2%
Direct Asking Rate: \$1.45 PSF
Overall Asking Rate: \$1.40 PSF
Median Price/Bldg SF: \$207.14
Median Price/Land SF: \$92.17

Mid Counties

Base: 114,921,369 SF
Vacancy Rate: 6.8%
Availability Rate: 10.2%
Direct Asking Rate: \$1.51 PSF
Overall Asking Rate: \$1.51 PSF
Median Price/Bldg SF: \$318.95
Median Price/Land SF: \$131.33

Inland Empire West

Base: 370,500,976 SF
Vacancy Rate: 6.8%
Availability Rate: 10.3%
Direct Asking Rate: \$1.11 PSF
Overall Asking Rate: \$1.10 PSF
Median Price/Bldg SF: \$258.31
Median Price/Land SF: \$89.28

Inland Empire East

Base: 314,522,159 SF
Vacancy Rate: 8.5%
Availability Rate: 13.0%
Direct Asking Rate: \$1.14 PSF
Overall Asking Rate: \$1.05 PSF
Median Price/Bldg SF: \$252.05
Median Price/Land SF: \$103.51

Orange County

Base: 232,777,870 SF
Vacancy Rate: 5.4%
Availability Rate: 8.3%
Direct Asking Rate: \$1.59 PSF
Overall Asking Rate: \$1.56 PSF
Median Price/Bldg SF: \$398.87
Median Price/Land SF: \$157.90

South Bay

Base: 196,051,475 SF
Vacancy Rate: 5.5%
Availability Rate: 8.2%
Direct Asking Rate: \$1.66 PSF
Overall Asking Rate: \$1.61 PSF
Median Price/Bldg SF: \$305.10
Median Price/Land SF: \$138.92

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Q4 2024 LA BASIN MARKET
SUMMARY & DRAYAGE MAP

PREPARED BY:
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Sources: LAC-I Research, CoStar
This survey includes data on industrial properties exceeding 5,000 square feet in size.

5 Miles	10 Miles	15 Miles	20 Miles
1,016,409	3,483,816	6,006,319	8,133,300



5 Miles	10 Miles	15 Miles	20 Miles
\$84,854	\$106,003	\$128,222	\$133,063



5 Miles	10 Miles	15 Miles	20 Miles
457,319	1,263,128	2,589,499	3,472,433

KOREATOWN: 9 MILES

WEST HOLLYWOOD: 12 MILES



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