

Industrial

INDUSTRIAL UNITS FOR LEASE

±3,612 SF & ±3,612 SF UNITS



1312 & 1320

S. BOYLE AVE
UNIT A & UNIT B

LOS ANGELES | CA

 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

S. BOYLE AVE 1312



Lease Rate: \$1.55/SF/Month, Gross
\$5,599/Month



Op. Ex.: \$0.10/SF/Month



Completed Refurbishment | Boyle & Olympic



24' Clear Height



± 1,385 Office SF



1 Restroom



Skylights



6 Car Parking | Front & Rear Loading



Incredible Freeway & Downtown LA Access



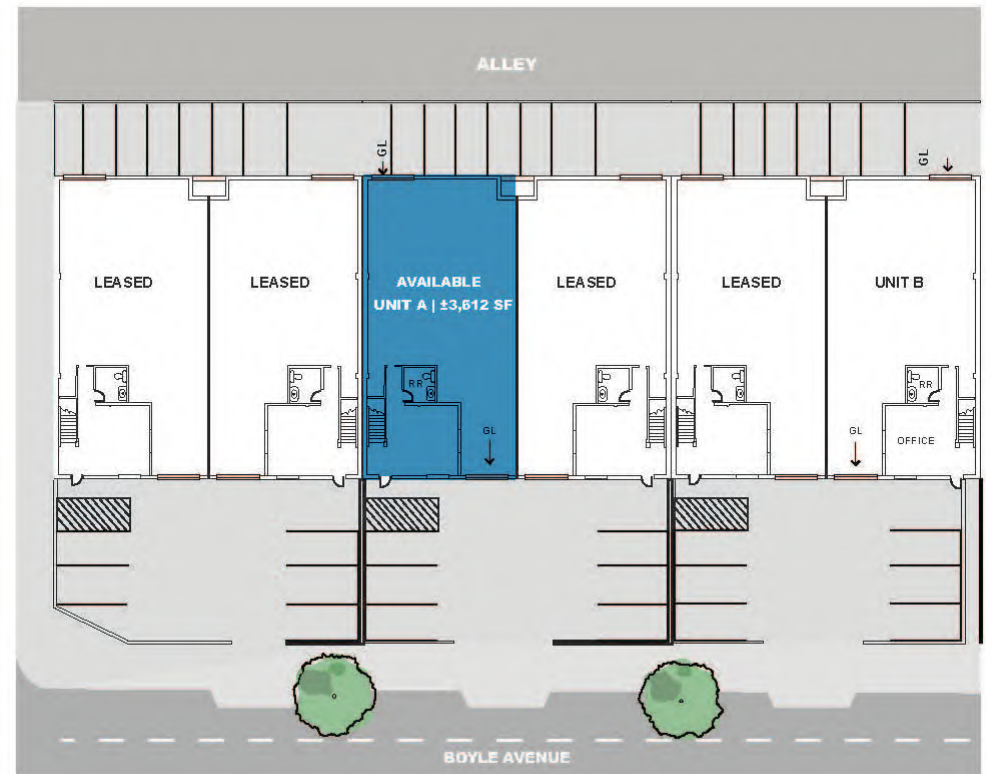
Located In a Park Environment



Fenced Lot

UNIT HIGHLIGHTS

UNIT A



*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

S. BOYLE AVE 1320



Lease Rate: \$1.55/SF/Month, Gross
\$5,599/Month



Op. Ex.: \$0.10/SF/Month



Newer Construction Near
Boyle & Olympic



24' Clear Height



± 1,385 Office SF



2 Restrooms



Skylights



6 Parking Spaces | Front & Rear GL Doors



Excellent Fwy Access: 10, 5, 60, 110, 710 & 101



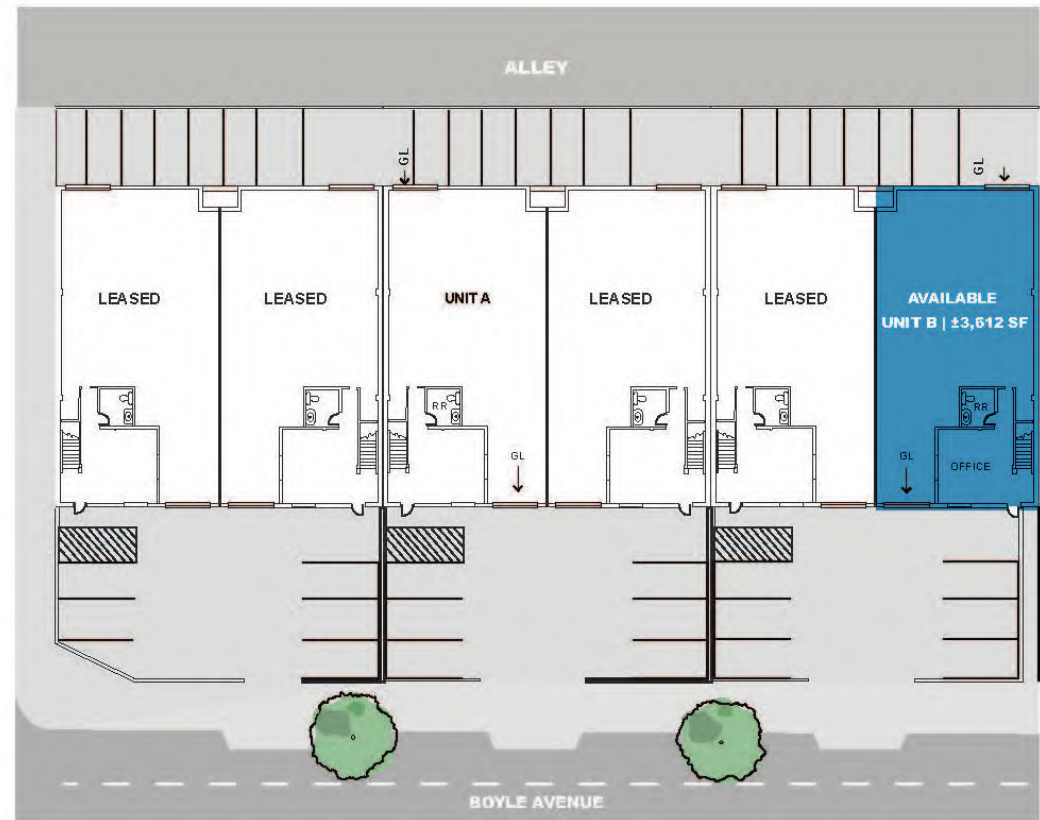
Located in a Business Park Environment



Minutes from Downtown LA,
Vernon & the Arts District

UNIT HIGHLIGHTS

UNIT B



*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

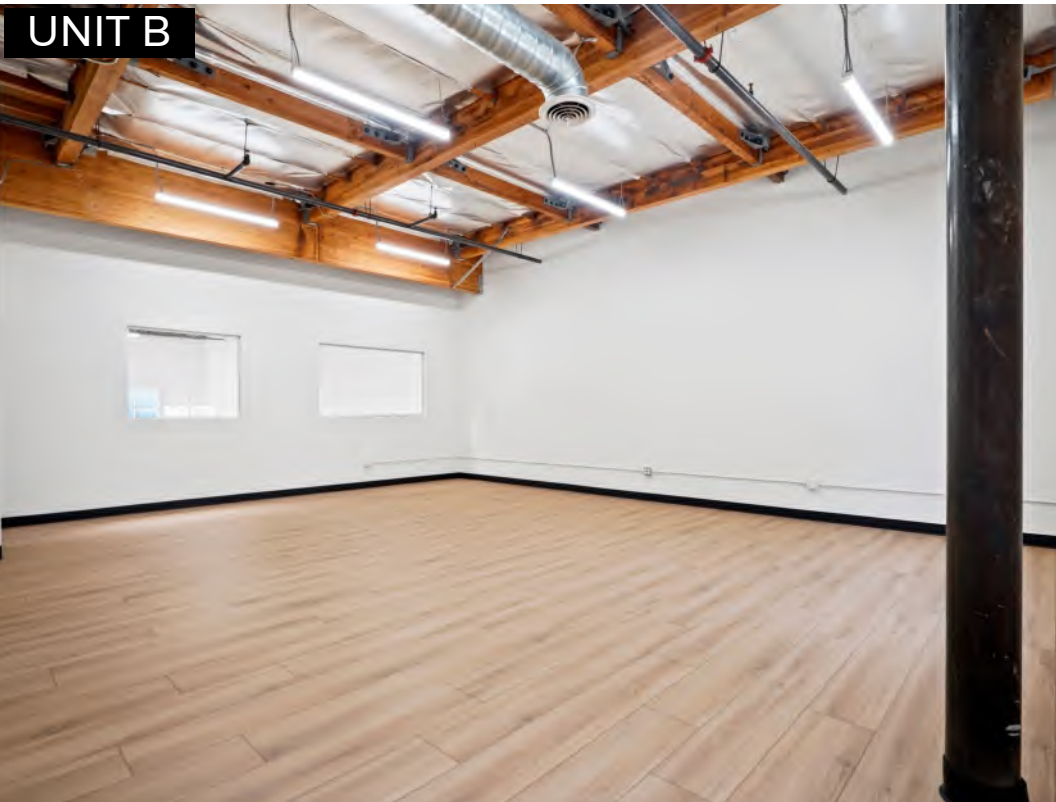
1312 & 1320 S. BOYLE AVE

PHOTO GALLERY

UNIT A



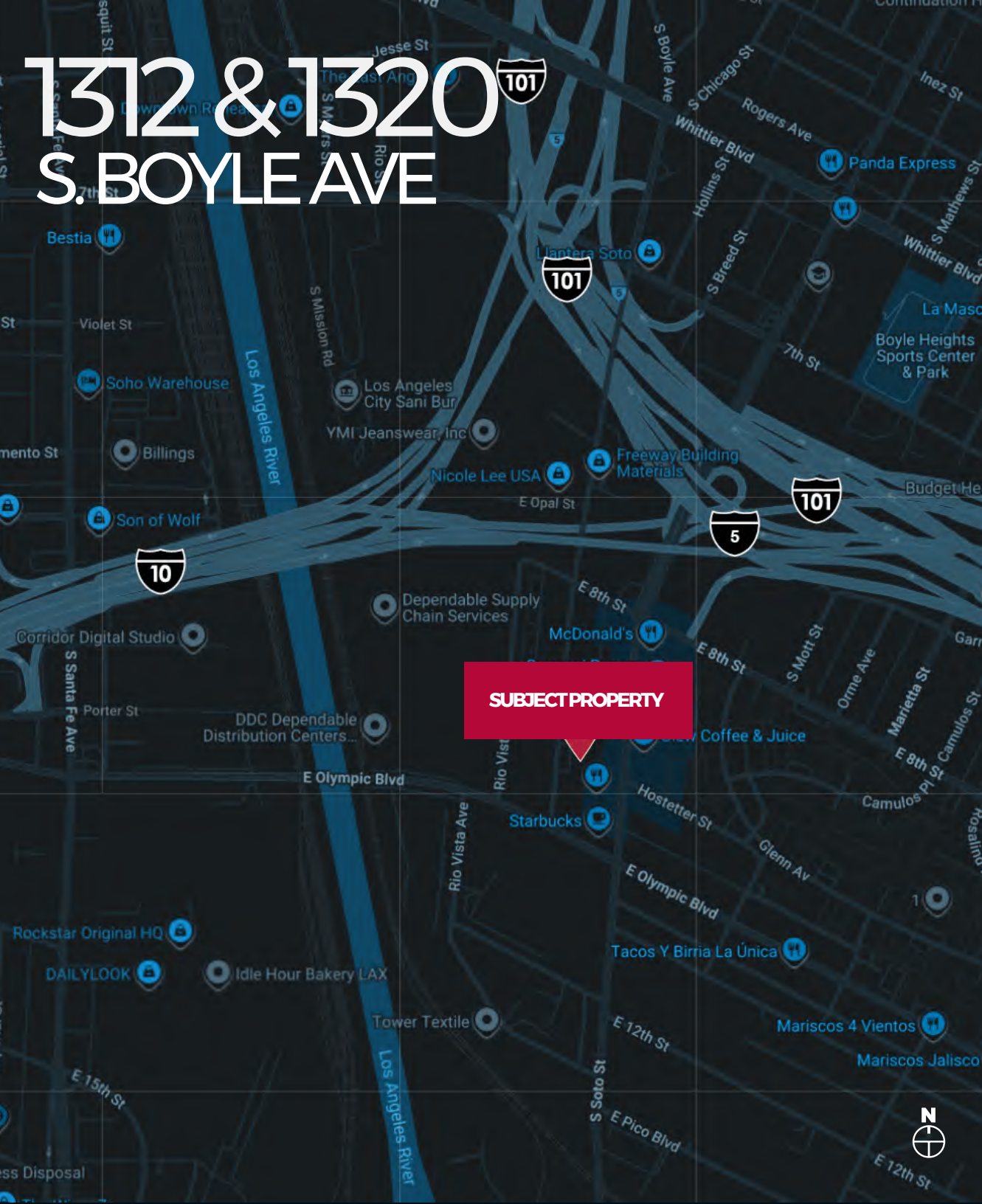
UNIT B



BUILDING



1312 & 1320 S. BOYLE AVE



LOCATION



LAX AIRPORT
19.7 MILES | 30 MINS



ARTS DISTRICT
1.8 MILES | 5 MINS

VERNON
2.1 MILES | 8 MINS

FASHION DISTRICT
2.3 MILES | 8 MINS

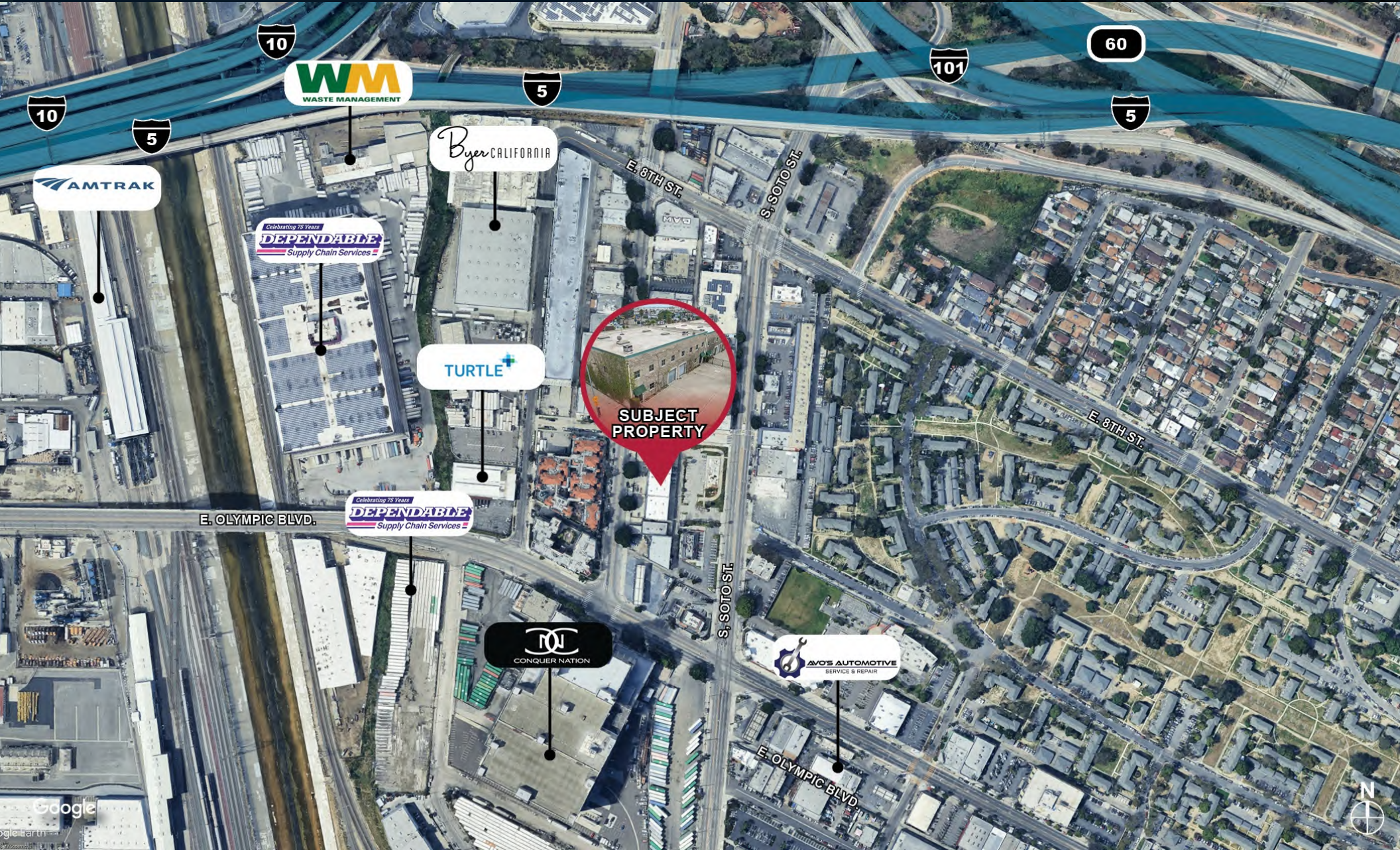


10 FREEWAY E ON RAMP
0.8 MILES | 4 MINS

SUBJECT PROPERTY

1312 S Boyle Ave is located in the heart of Boyle Heights, just east of Downtown Los Angeles, offering excellent access to major freeways and the Metro E-Line at Mariachi Plaza. Surrounded by a vibrant community known for its cultural heritage and growing commercial activity, the property provides an ideal location for businesses seeking accessibility, visibility, and proximity to downtown at a competitive lease value.

1312 & 1320 S. BOYLE AVE



AMTRAK

WM
WASTE MANAGEMENT

Byer CALIFORNIA

Celebrating 75 Years
DEPENDABLE
Supply Chain Services

TURTLE+

SUBJECT PROPERTY

Celebrating 75 Years
DEPENDABLE
Supply Chain Services

CONQUER NATION

AVO'S AUTOMOTIVE
SERVICE & REPAIR



1312 & 1320

S. BOYLE AVE

LOS ANGELES | CA

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