

INDUSTRIAL UNITS FOR LEASE

±4,863, & ±3,612 SF UNITS

2 MONTHS FREE RENT, MIN 3 YEAR TERM

SUBJECT TO TENANT CREDIT & TERMS ACCEPTABLE TO LANDLORD

**CO-OPS: BRING US A TENANT & EXECUTE A LEASE
BY 10/31/2026 TO EARN A 4% COMMISSION**

1300 & 1312

**S. BOYLE AVE
UNITS A & B**

LOS ANGELES | CA

DAUM
COMMERCIAL REAL ESTATE SERVICES

S. BOYLE AVE 1300



Lease Rate: \$1.35/SF/Month, Gross
\$6,565.05/Month



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



Completed Refurbishment | Boyle & Olympic



24' Clear Height



± 1,900 Office SF



8 Car Parking



Skylights



Front & Rear Loading



Incredible Freeway & Downtown LA Access



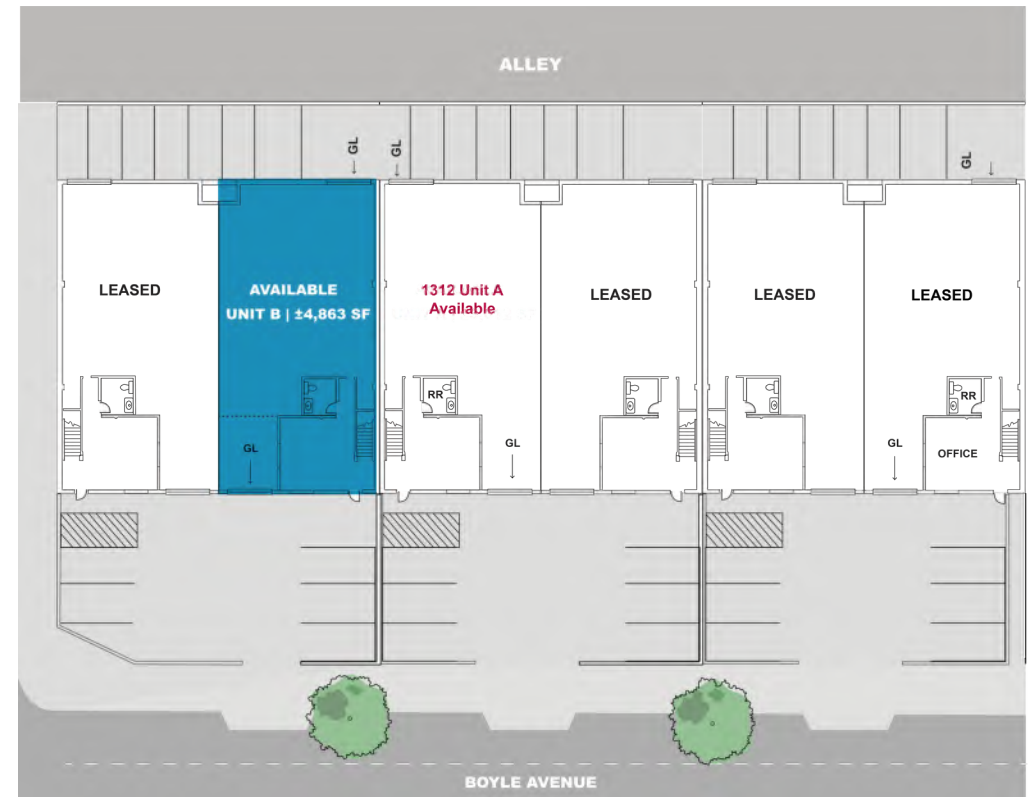
Located In a Park Environment



Fenced Lot

UNIT HIGHLIGHTS

UNIT B
± 4,863 SF



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

S. BOYLE AVE 1312



Lease Rate: \$1.35/SF/Month, Gross
\$4,876.20/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



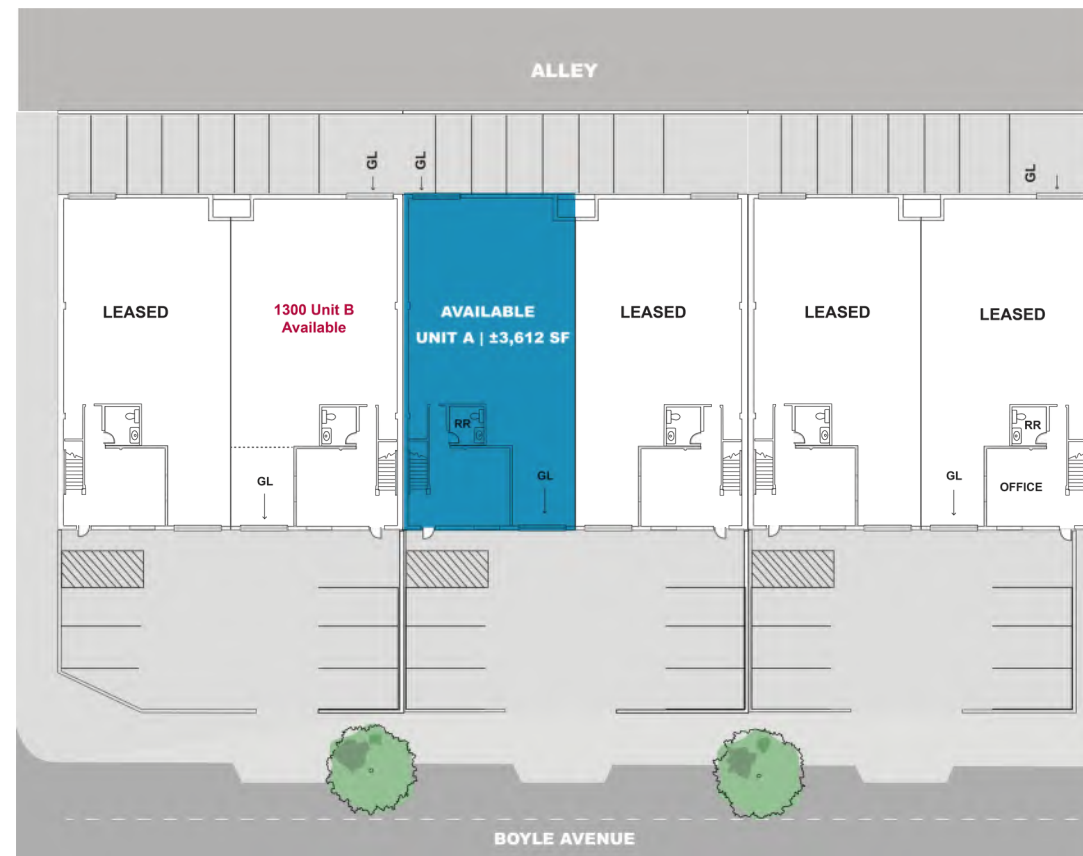
Located In a Park Environment



Fenced Lot

UNIT HIGHLIGHTS

UNIT A
± 3,612 SF

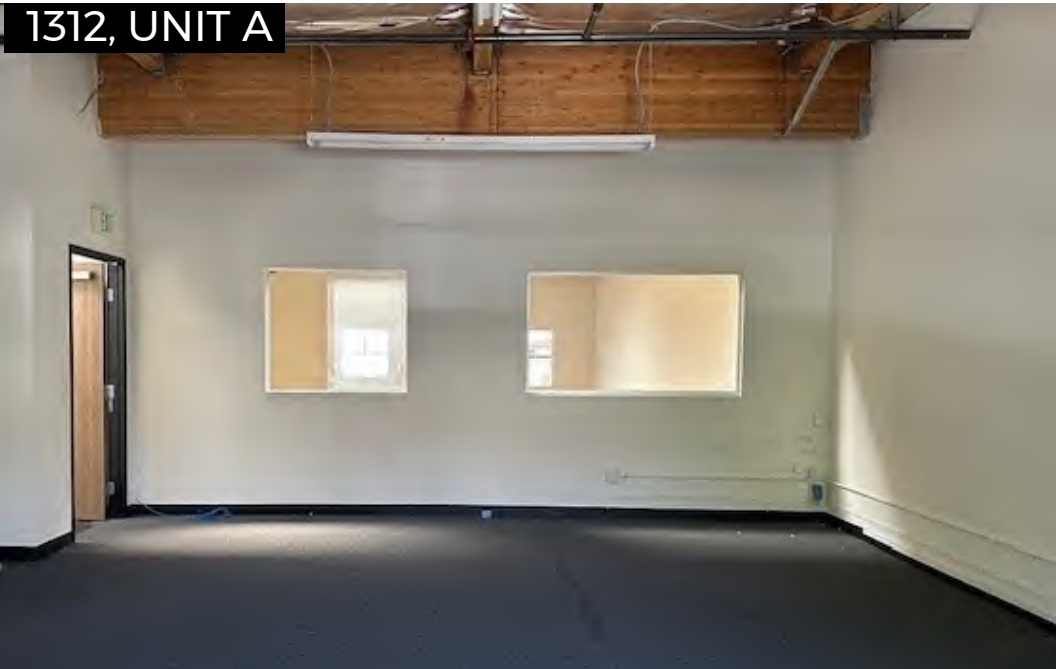


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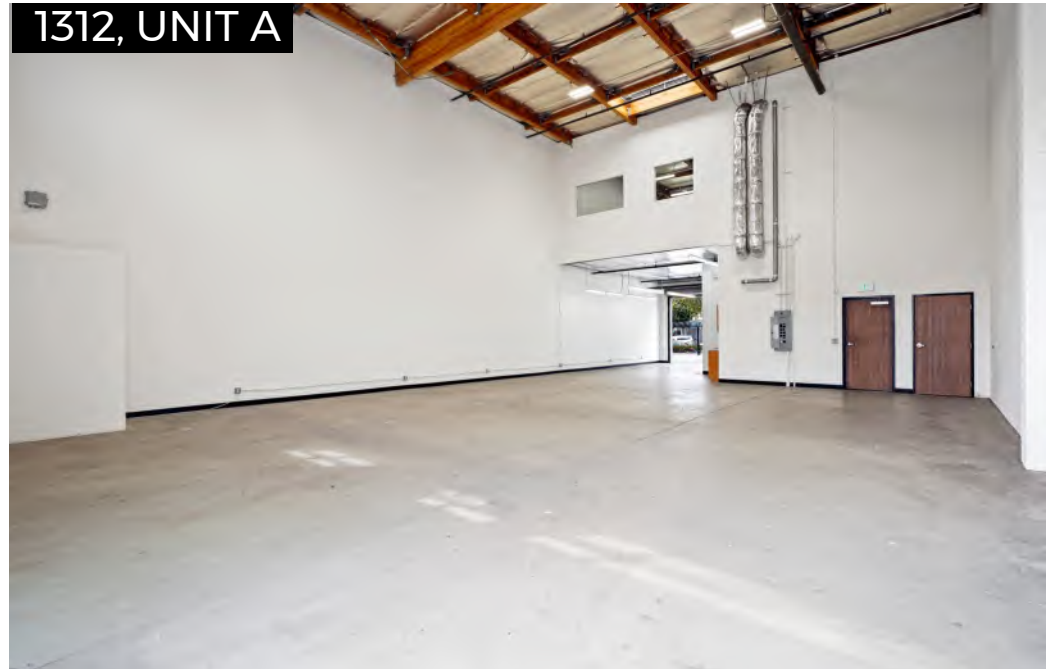
1300 & 1312 S. BOYLE AVE

PHOTO GALLERY

1312, UNIT A



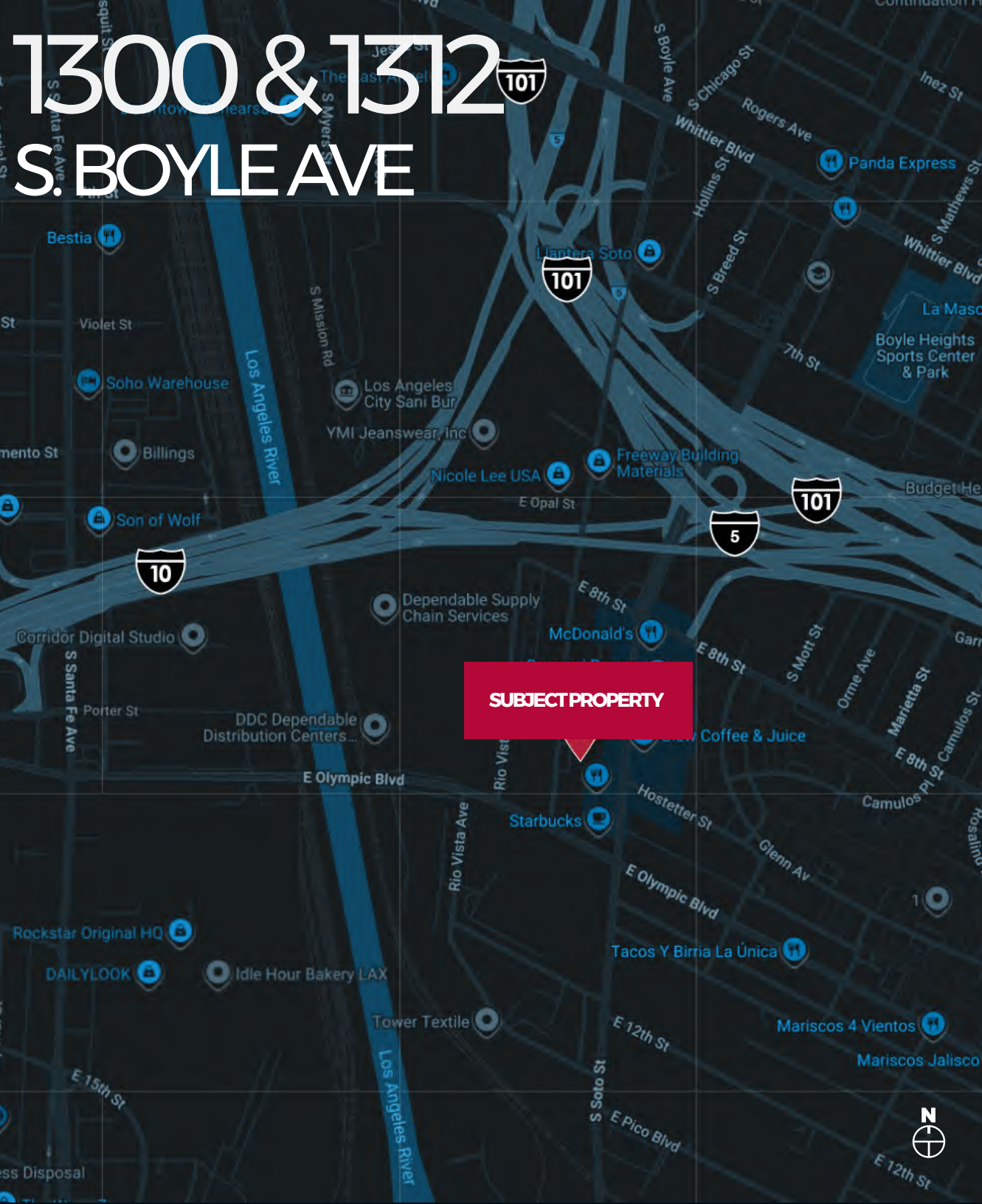
1312, UNIT A



BUILDING



1300 & 1312 S. BOYLE AVE



SUBJECT PROPERTY

LOCATION



LAX AIRPORT
19.7 MILES | 30 MINS



ARTS DISTRICT
1.8 MILES | 5 MINS

VERNON
2.1 MILES | 8 MINS

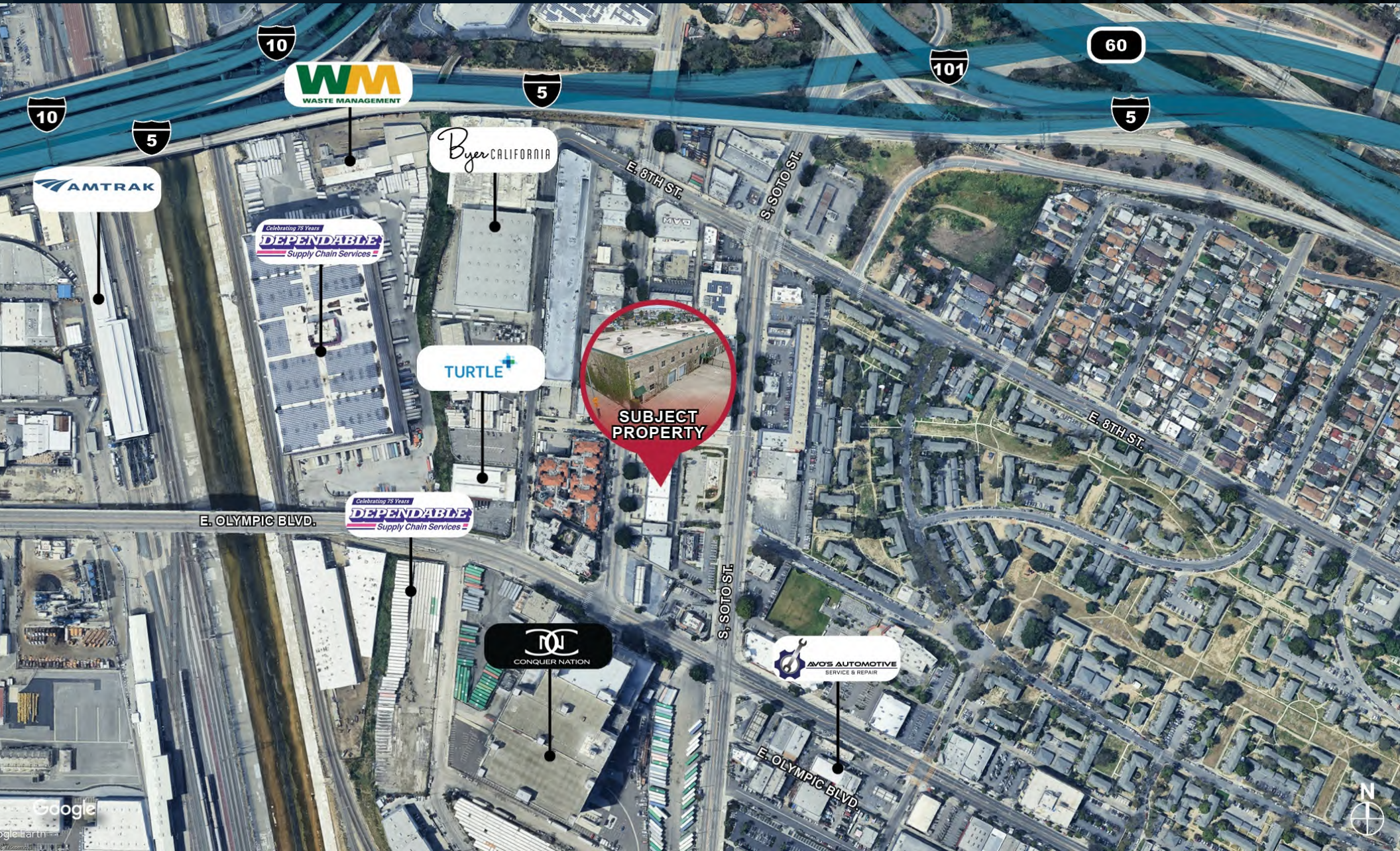
FASHION DISTRICT
2.3 MILES | 8 MINS



10 FREEWAY E ON RAMP
0.8 MILES | 4 MINS

1300-1320 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.

1300 & 1312 S. BOYLE AVE



AMTRAK

WM
WASTE MANAGEMENT

Celebrating 75 Years
DEPENDABLE
Supply Chain Services

Byer CALIFORNIA

TURTLE+

Celebrating 75 Years
DEPENDABLE
Supply Chain Services

CONQUER NATION

AVO'S AUTOMOTIVE
SERVICE & REPAIR

SUBJECT
PROPERTY

E. OLYMPIC BLVD.

E. OLYMPIC BLVD.

E. 8TH ST.

S. SOTO ST.

E. 8TH ST.

10

5

101

60

5



1300 & 1312 S. BOYLE AVE

LOS ANGELES | CA

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www.daumcommercial.com

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