

2216 - 2230 S BARRINGTON AVE, LOS ANGELES

THREE INDUSTRIAL
BUILDINGS FOR LEASE



EXECUTIVE SUMMARY

We are pleased to present the opportunity to lease 2216-2230 S. Barrington Avenue three separate industrial buildings totaling approximately 20,290 SF—in the highly sought-after West Los Angeles market. These buildings can be leased individually or together, offering exceptional flexibility for a Tenant seeking customizable industrial/flex space.

This rare property has been transformed from years of office use back to its original industrial/flex design, making it an ideal space for businesses seeking a highly adaptable environment (design, R&D, automotive showroom, warehousing, storage, etc...). The project offers divisible space options of 5,453 SF up to 20,290 SF. Prominently positioned in West Los Angeles, the buildings provide easy access to major freeways (I-10 and I-405) and numerous local amenities. Key features include high ceilings (11'-17' clear), skylights, concrete flooring, and ground-level loading, accommodating a range of operational needs.

Additionally, although the property is currently industrial, it is located in the “New Industry Exposition Corridor” in West LA, which allows flexible zoning. The zoning allows for a wide variety of uses including research & development, Design and Technology.

With its prime location and adaptable configuration, 2216-2230 S. Barrington Avenue is a rare and versatile asset for a variety of tenants in the market.



PROPERTY DETAILS

PREMISES

2216 - 2230 Barrington - 20,288 SF Total

2216 Barrington*

Building: 5,452 SF
Loading Doors: 1 Grade Level
Parking: 6 Spaces
Clear Height: 15' - 17'

2222 Barrington*

Building: 6,877 SF
Loading Doors: 1 Grade Level
Parking: 6 Spaces
Clear Height: 15'

2230 Barrington*

Building: 7,959 SF
Loading Doors: 1 Grade Level
Parking: 18 Spaces
Clear Height: 11'

***can be leased together or separately**

RENT

\$2.95/SF, NNN (Nets est. \$0.50/SF)

***Landlord will consider lease with an option to purchase**

TERM

3 - 5 Years

PARKING

30 spaces

FEATURES

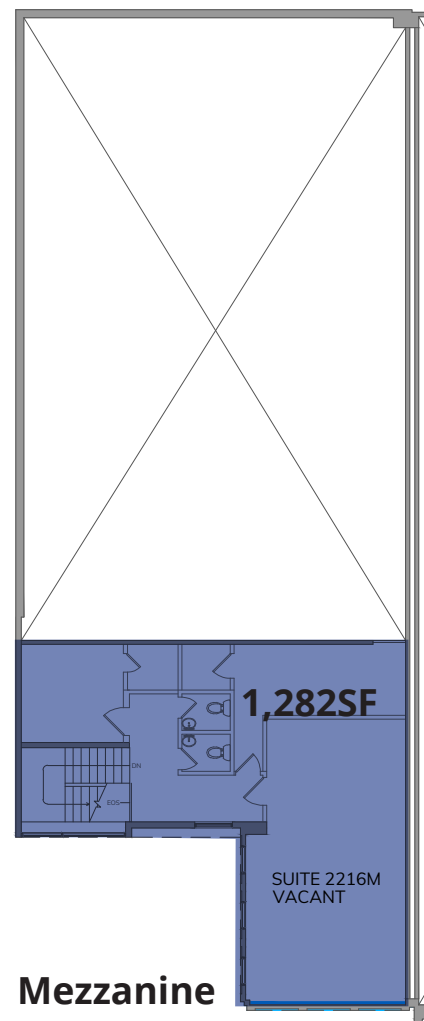
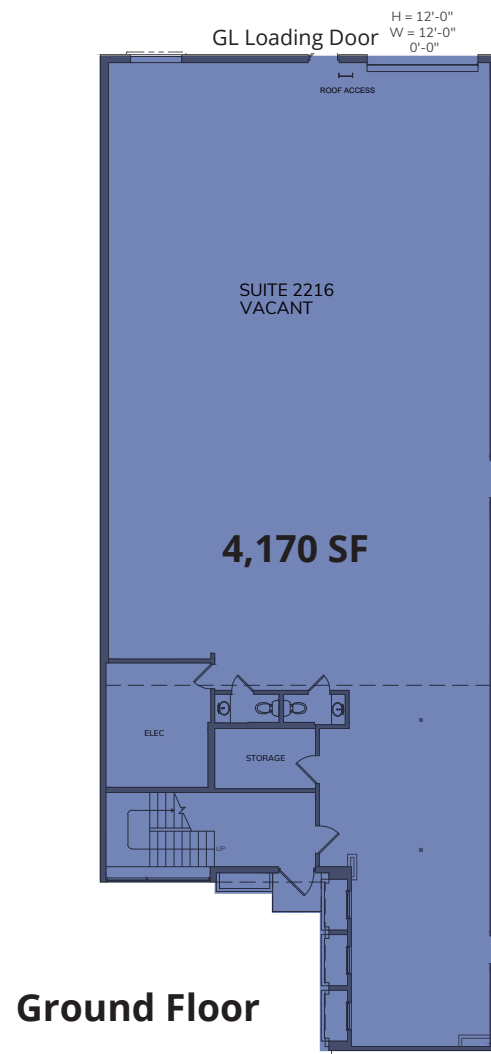
- Fully refurbished industrial buildings
- Divisible into 3 buildings
- 11'-17' clear height
- Exposed ceilings
- New skylights
- New roof
- Fresh paint
- 3 ground level loading doors
- Ideal for design, showroom, storage, R&D
- Wide open, warehouse areas
- Central location with easy access to the 10 and 405 Freeways



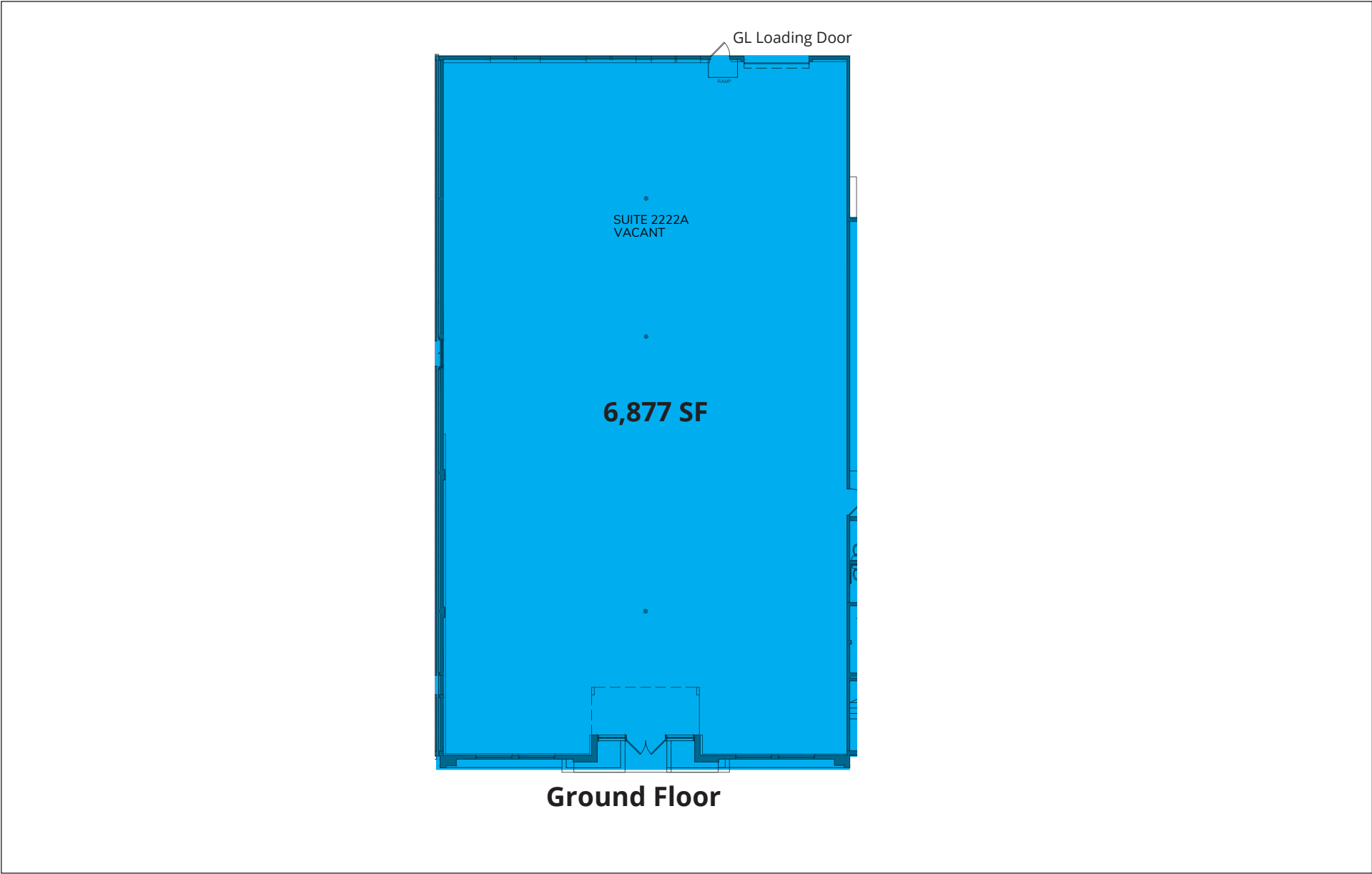
PHOTOS



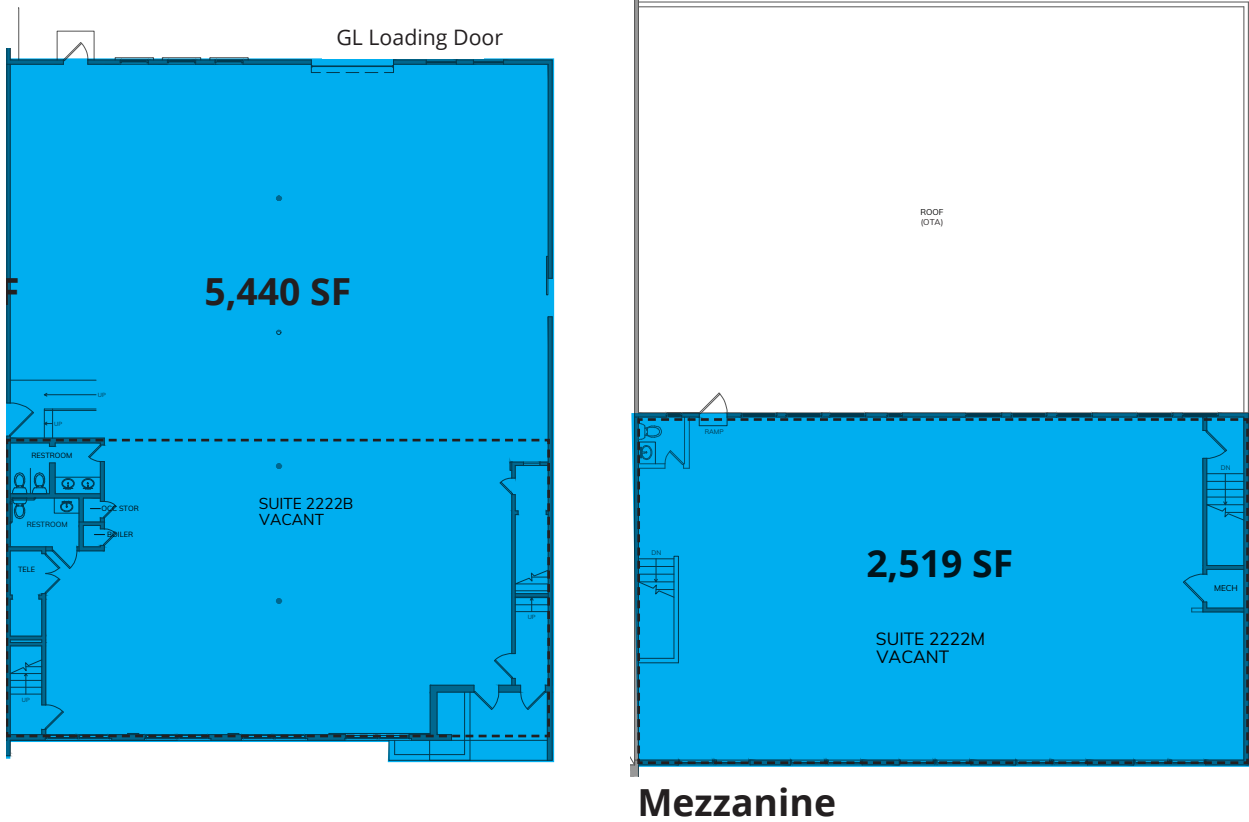
2216 S. BARRINGTON AVE - FLOOR PLAN



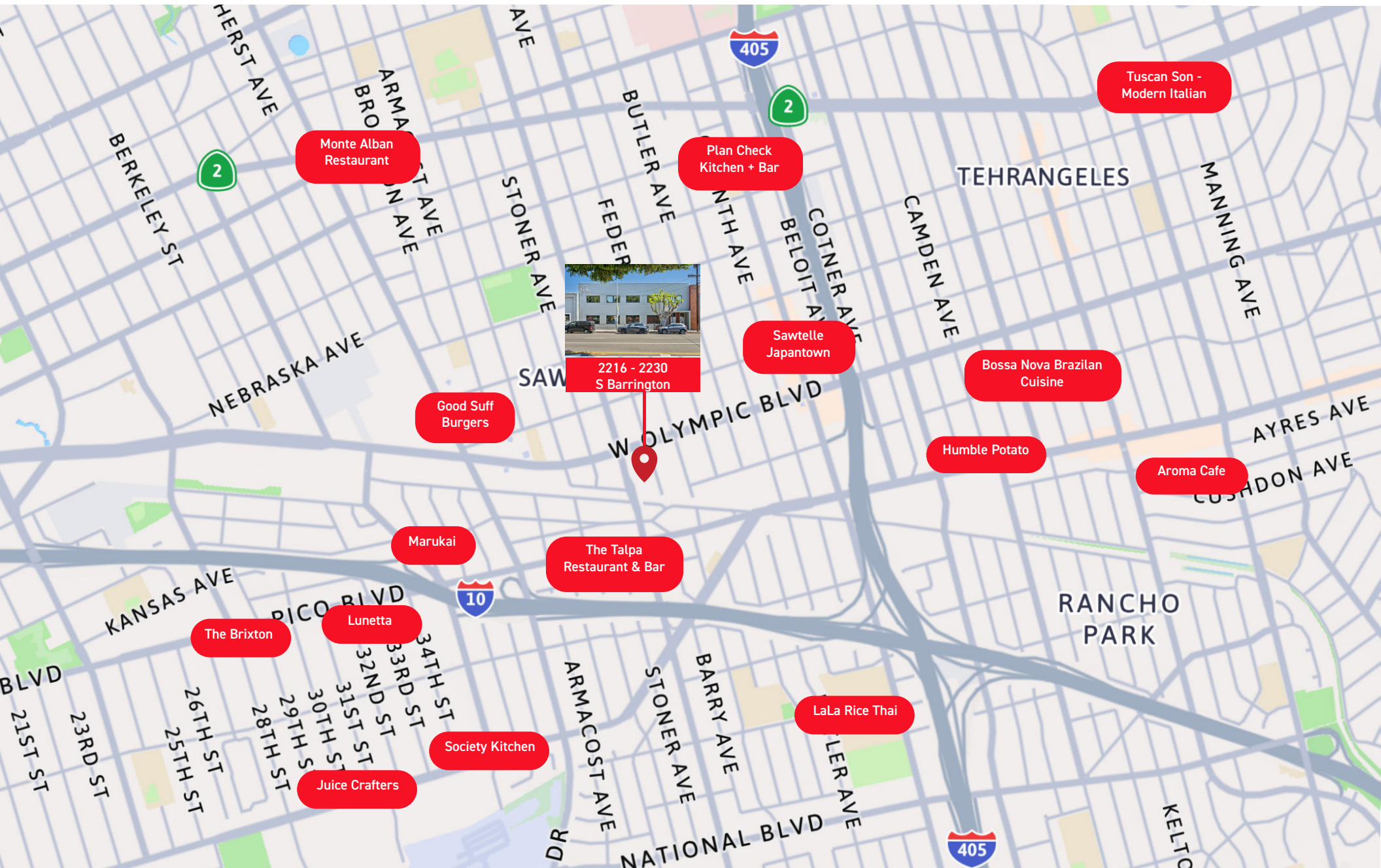
2222 S. BARRINGTON AVE - FLOOR PLAN



2230 S. BARRINGTON AVE - FLOOR PLAN



NEARBY AMENITIES



PARCELS





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