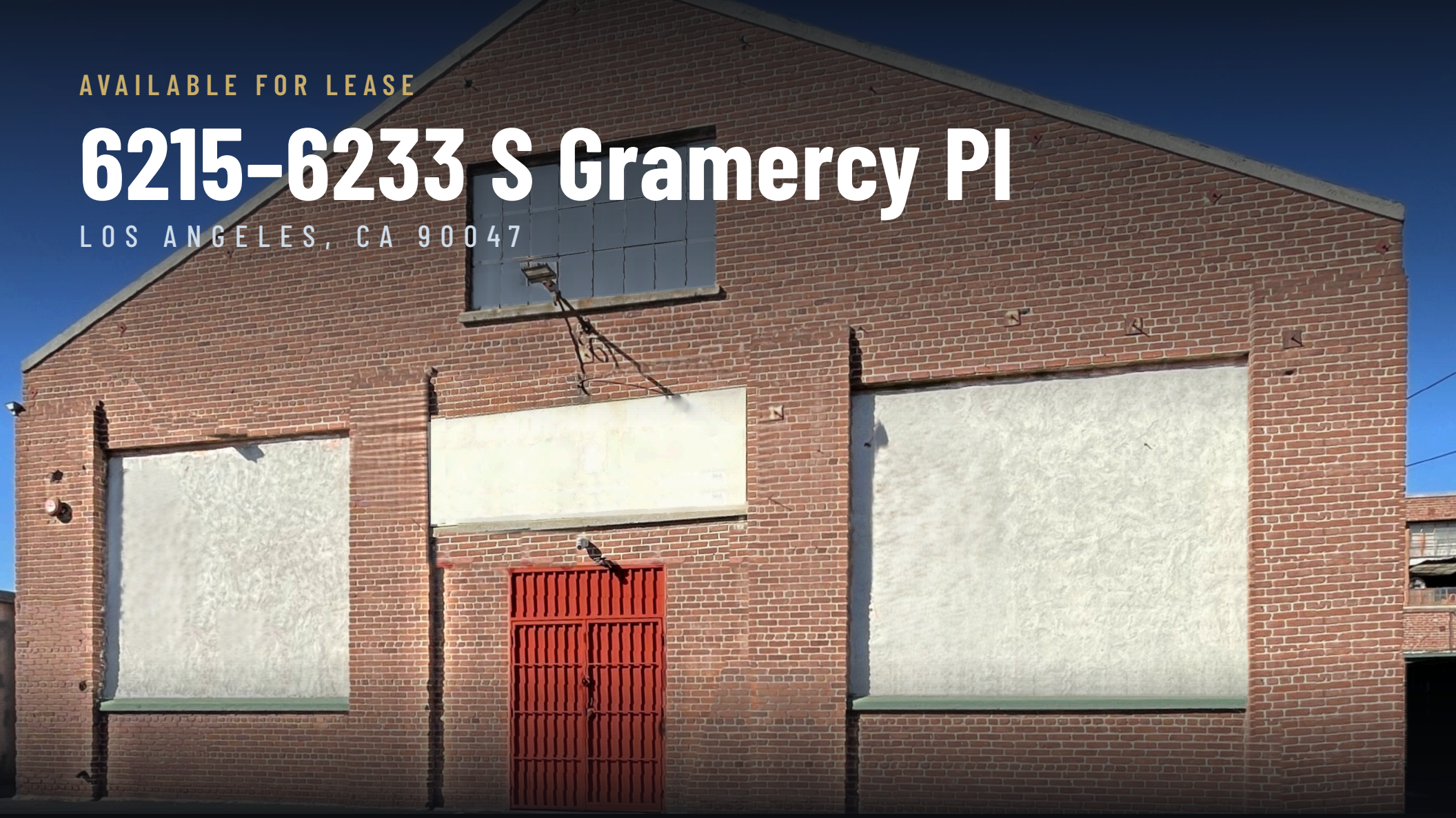
AVAILABLE FOR LEASE

6215–6233 S Gramercy Pl

LOS ANGELES, CA 90047



700 – 14,650 SF

INDUSTRIAL & MANUFACTURING SPACE · ±22,467 SF TOTAL

AVAILABLE NOW	UTILITIES INCLUDED	HEAVY POWER	4 ROLL-UP DOORS
NO CAM FEES	M1 ZONING	SPRINKLERED	RECENTLY RENOVATED

AgentIQ Industrial

Carlos Alberto Castillo

Broker of Record · DRE 01451618

213 334 2736 · carlos@agentiqindustrial.com

AgentIQ Industrial, a DBA of Agentic CRE Services, Inc., Corp. DRE 02449181

THE PROPERTY

Property Highlights

- **Five spaces, 700 to 14,650 SF**: lease individually or in any combination
- **M1 zoning** (light industrial)
- **4 roll-up loading doors**
- **Heavy power**: 800 amps, 480 volts, 3-phase
- **Sprinklered**
- **Full service**: all utilities included except trash
- **No CAM fees**
- **Office**: build-to-suit
- **Restroom**: one, shared by all tenants
- **Ideal for** warehouse, distribution or manufacturing
- **Available now**

AVAILABILITY

Available Spaces

SPACE	CLEAR HEIGHT	
8,000 SF	12'	
6,650 SF	14'	
14,650 SF	12'–14'	8,000 + 6,650 combined
4,617 SF	12'	
2,500 SF	12'	
700 SF	12'	

±22,467 SF total

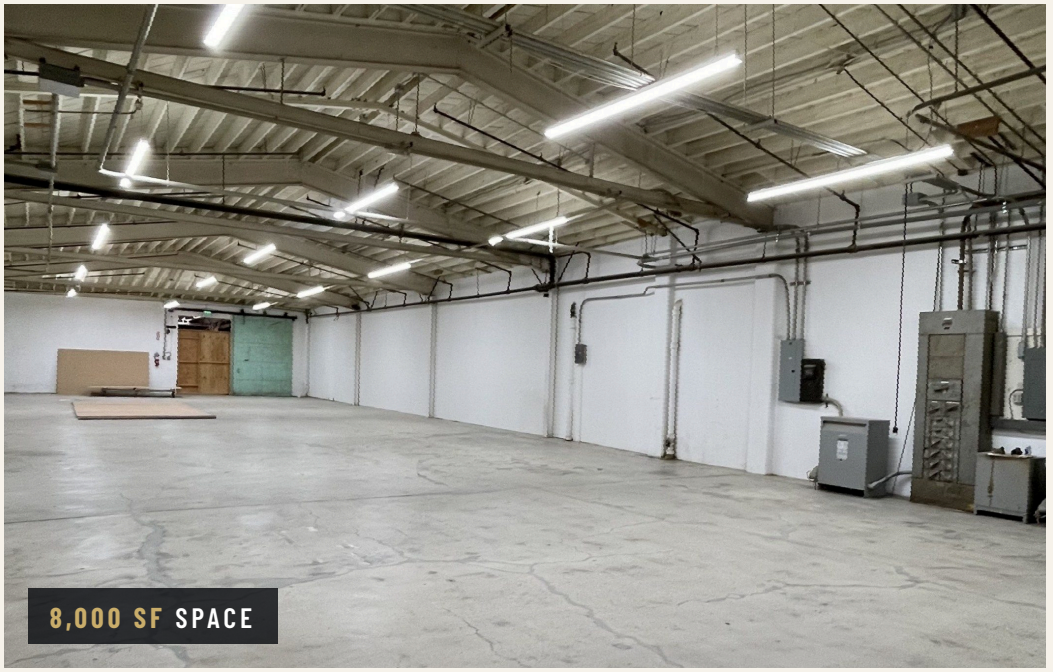
LEASE RATE

Call broker for pricing

Carlos Alberto Castillo · 213 334 2736

Full service: all utilities included except trash (tenant pays trash).


8,000 SF SPACE


8,000 SF SPACE


6,650 SF · 14' CLEAR


4,617 SF SPACE


EXTERIOR


EXIT
ROLL-UP LOADING



4 ROLL-UP DOORS



ROLL-UP LOADING



ROLL-UP LOADING



SITE PLAN

The Spaces

8,000 SF	12' CLEAR
6,650 SF	14' CLEAR
4,617 SF	12' CLEAR
2,500 SF	12' CLEAR
700 SF	12' CLEAR

> The 8,000 and 6,650 SF spaces can be leased together as **14,650 SF**. Every space can be leased individually or in any combination.

Space locations are approximate.

LOCATION

Getting There



110 FREEWAY	7 min
405 FREEWAY	14 min
DOWNTOWN LA	21 min
LAX	25 min 7.8 mi
LONG BEACH AIRPORT	30 min 21.1 mi
62ND / GRAMERCY STOP	2 min walk
VAN NESS / GAGE STOP	2 min drive

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carlos@agentiqindustrial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Square footages, clear heights, drive times and space locations are approximate. Prospective tenants should verify all information independently. AgentIQ Industrial, a DBA of Agentic CRE Services, Inc., Corp. DRE 02449181. Carlos Alberto Castillo, Broker of Record, DRE 01451618.