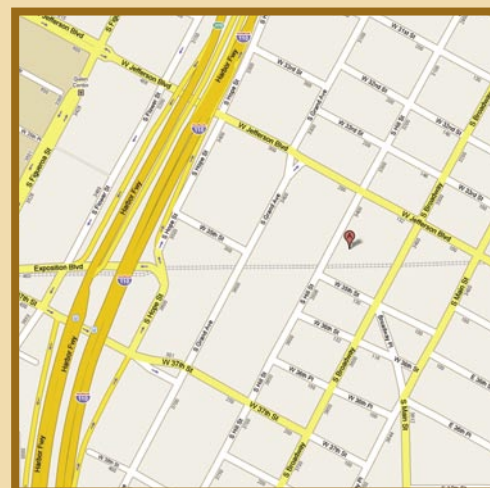
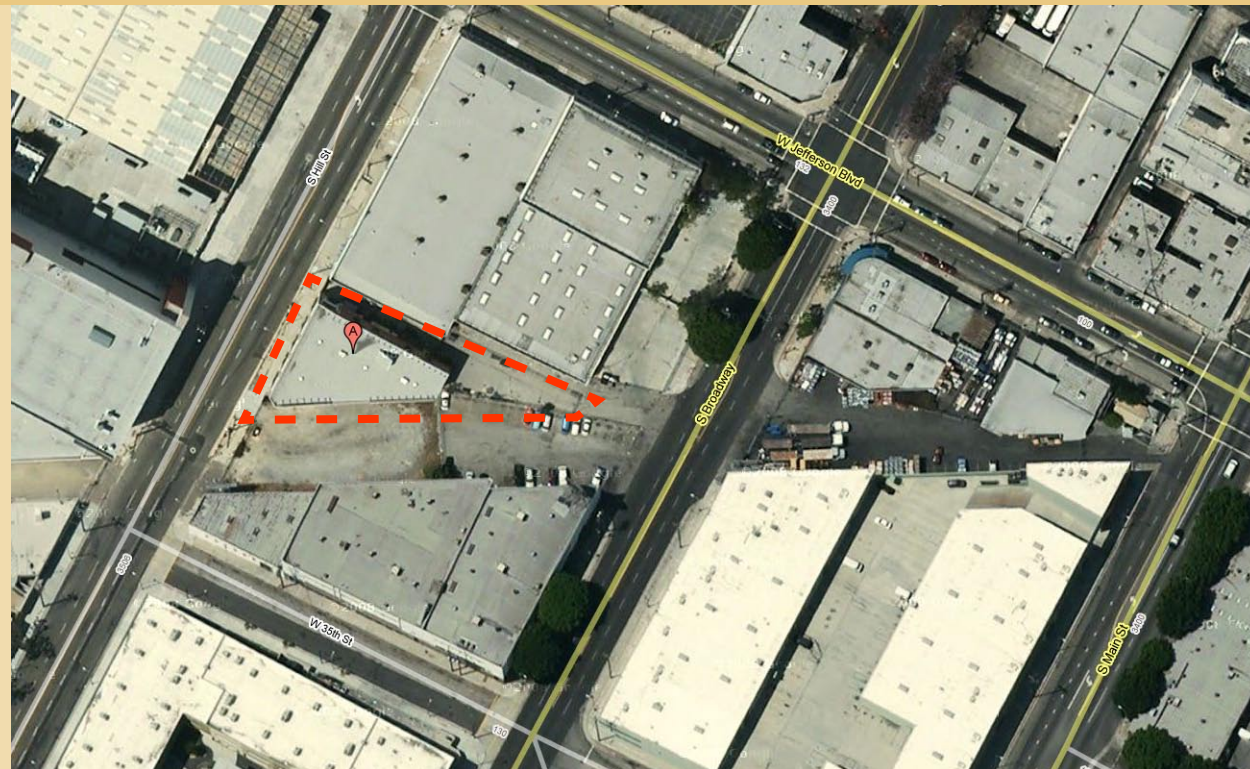


# For Sale or Lease

3430 S. Hill St., Los Angeles, CA



## For More Information,

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[lance@lancelotcommercial.com](mailto:lance@lancelotcommercial.com)

**OFFICE LOCATION**  
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NOTE: All measurements are approximate and while the information furnished comes from reliable sources, we assume no liability.  
Lance Levin: DRE # 01128388 Jonathan Wolk: DRE# 01228058

"Regardless of the professional broker you choose, it is critical to have a broker who is well versed in all aspects of the market in which you are dealing. You will not find a better brokerage company than Lancelot Commercial with this kind of track record."  
- Lance Levin, President & Jonathan Wolk, Senior Associate



# For Sale or Lease

3430 S. Hill St., Los Angeles, CA



## Unique Creative Warehouse

AVAILABLE SF: 16,000 SF  
LAND SF: 11,957

## FEATURES

- Huge windows with tons of natural light
- 14'+ Ceilings
- Multi-story
- Kitchen and living quarters with shower
- Loft area
- New power panel
- Great parking and fenced area
- Showroom/Design/Retail potential
- Across from USC and new Student Library
- Three blocks to 110 Freeway at Exposition on/off ramp
- For Lease: 1.25 NNN
- For Sale: \$2,100,000



**LANCELOT**  
COMMERCIAL INDUSTRIAL BROKERAGE