



**FOR SALE | \$1,500,400 (\$310 / SF)**

**1385 E 15th Street | Los Angeles, CA**

**Hard to find industrial building of ±4,840 SF Just 2 Blocks North of the 10 Fwy  
Features a Double Lot of Paved, Fenced and Gated Yard for 18 Car Parking  
Building Size: ±4,840 SF | Lot Size: ±11,021 SF**

**FOR MORE INFORMATION, CONTACT:**

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CADRE #02030559

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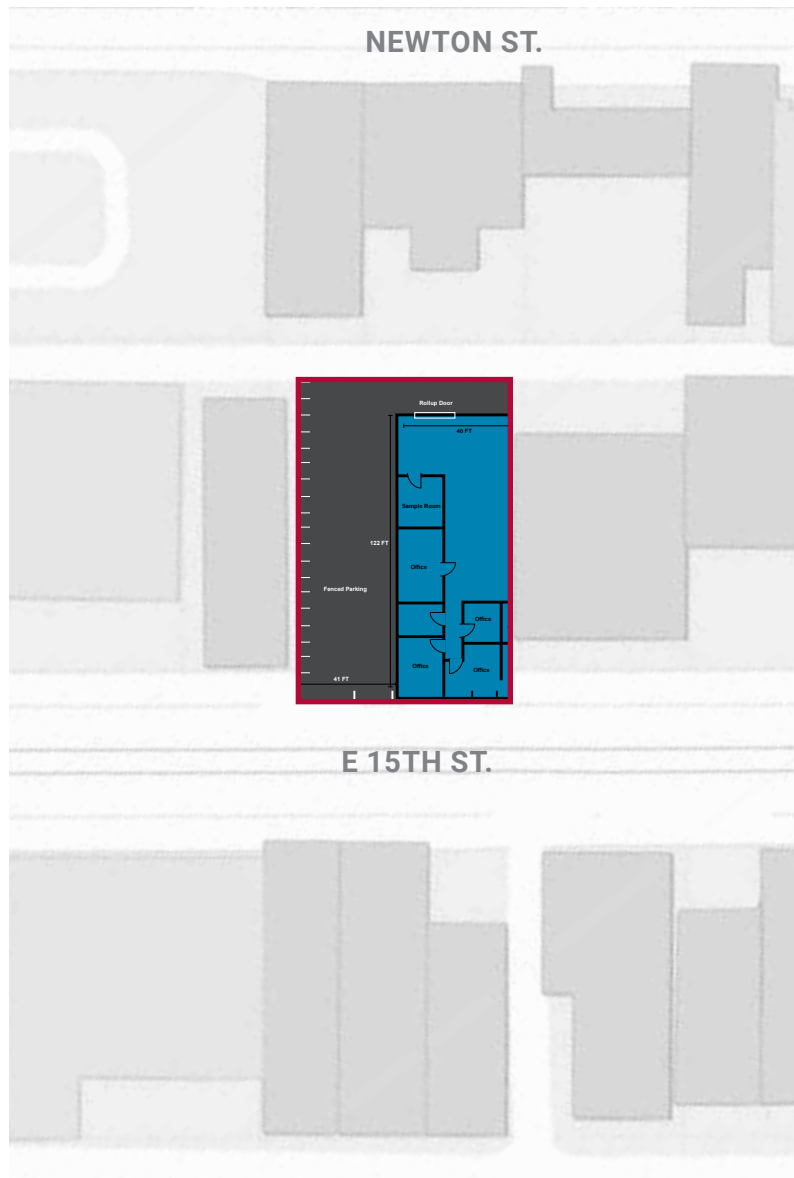
CADRE #00833131

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# Highlights

## Site Plan



## Offering Highlights



**±4,840 SF Building** | Existing warehouse built in 1973



**Class "C" Industrial Building** | Just a Few Blocks from the Fashion Wholesale Mart.



**Ample Parking** | Parking ratio of 3.7 per 1,000 SF with 18 surface parking available on-site. Fenced and secure yard area.



**2025 Refurbishments** | Newly painted offices, restrooms and warehouse walls. New Warehouse Lighting (LED w/ high bays). All Concrete Floors Polished.



**Delivered Vacant** | Offered vacant—ideal for an owner/user or investor.



**Functional Industrial Specs** | 14' minimum clearance height and 1 grade-level loading door.



**Excellent Freeway Access** | Located just 2 blocks from the 10 Freeway, providing prime logistical access.



**Prime Infill Location** | Situated in the Downtown Los Angeles Warehouse District, surrounded by strong industrial demand drivers.

# Property Overview

1385 E 15th Street | Los Angeles, CA

## Property Details

**Building Area:** ±4,840 SF

**Lot Size:** ±11,021 SF

**Office Size:** ±1,200 SF

**Loading:** One (1) Grade-Level Door

**Ceiling Clearance:** 14'

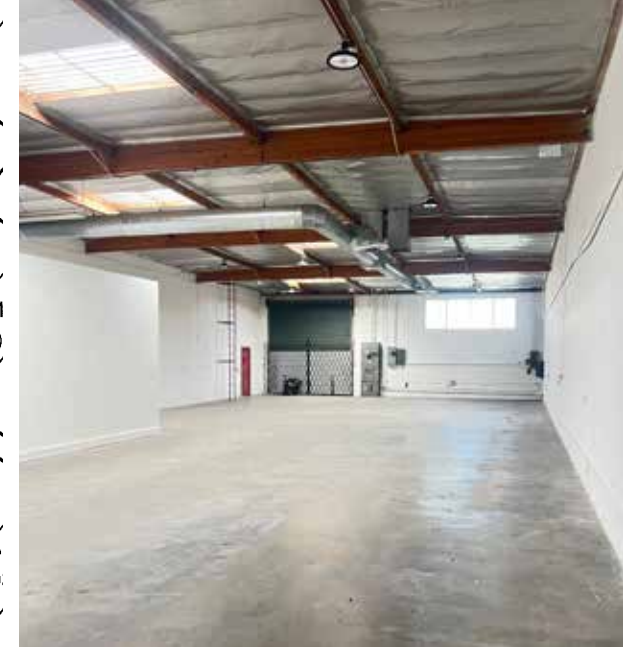
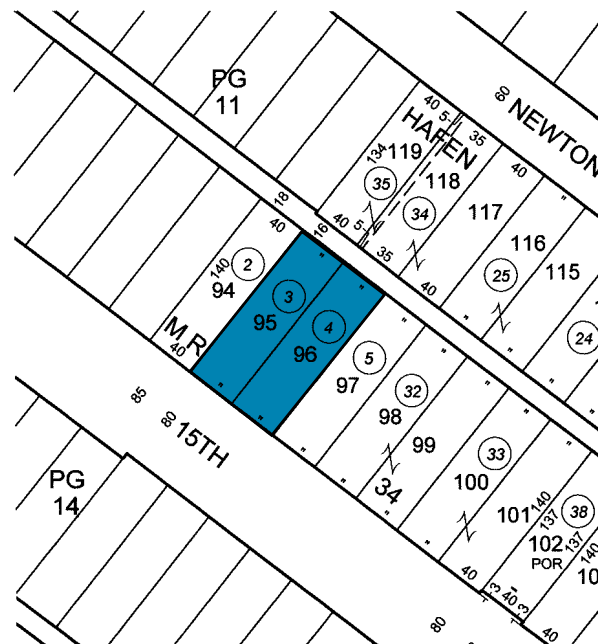
**Year Built:** 1973

**Power:** 600 Amps | 240V | 3Ø | 4W

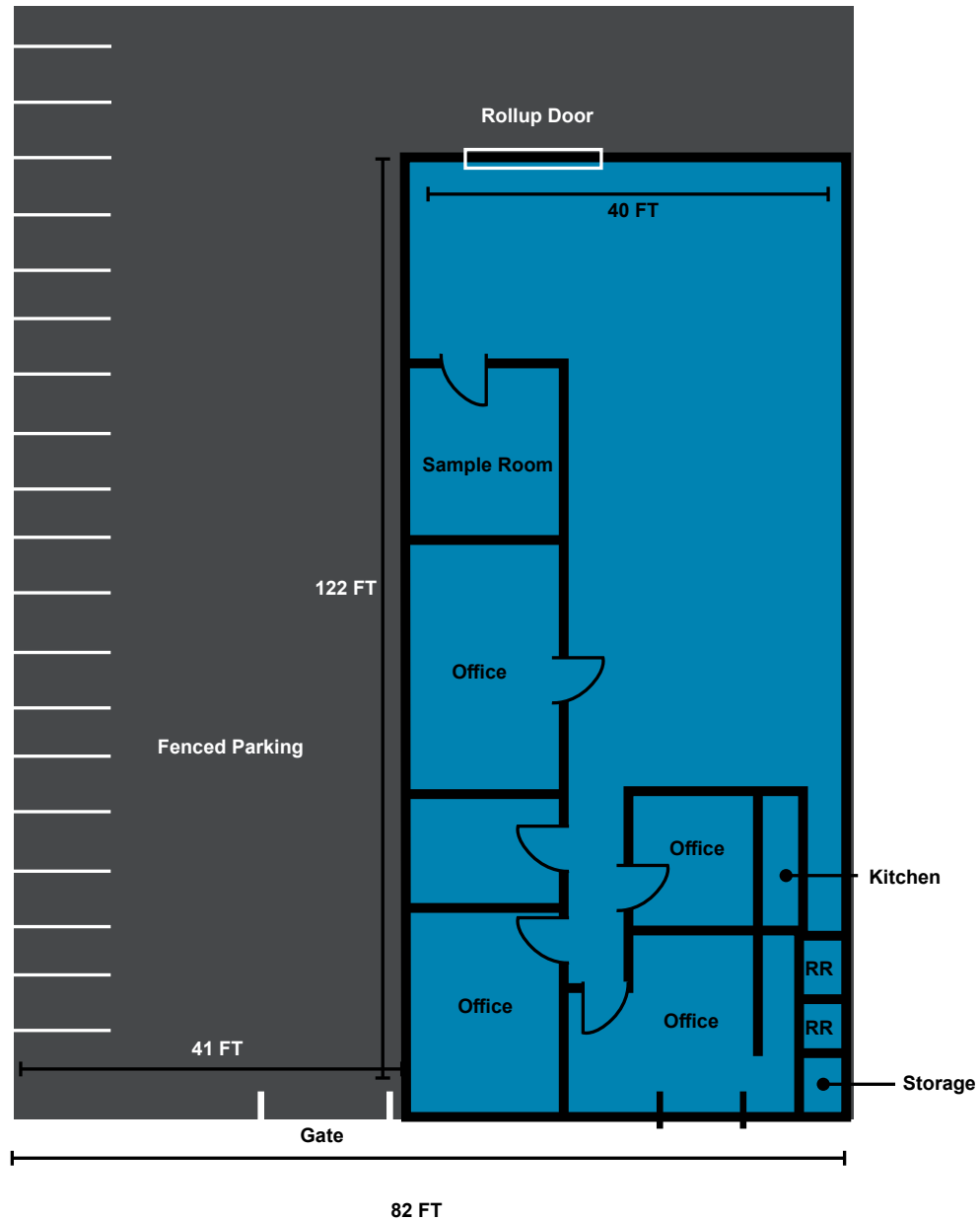
**Parking:** Paved, Fenced and Gated Yard for 18 Cars

**Zoning:** M2 (Heavy Industrial)

**Building Class:** Class C Industrial / Warehouse



# Site + Floor Plan



\*NOT TO SCALE

# Photos



Front of Building



Kitchenette

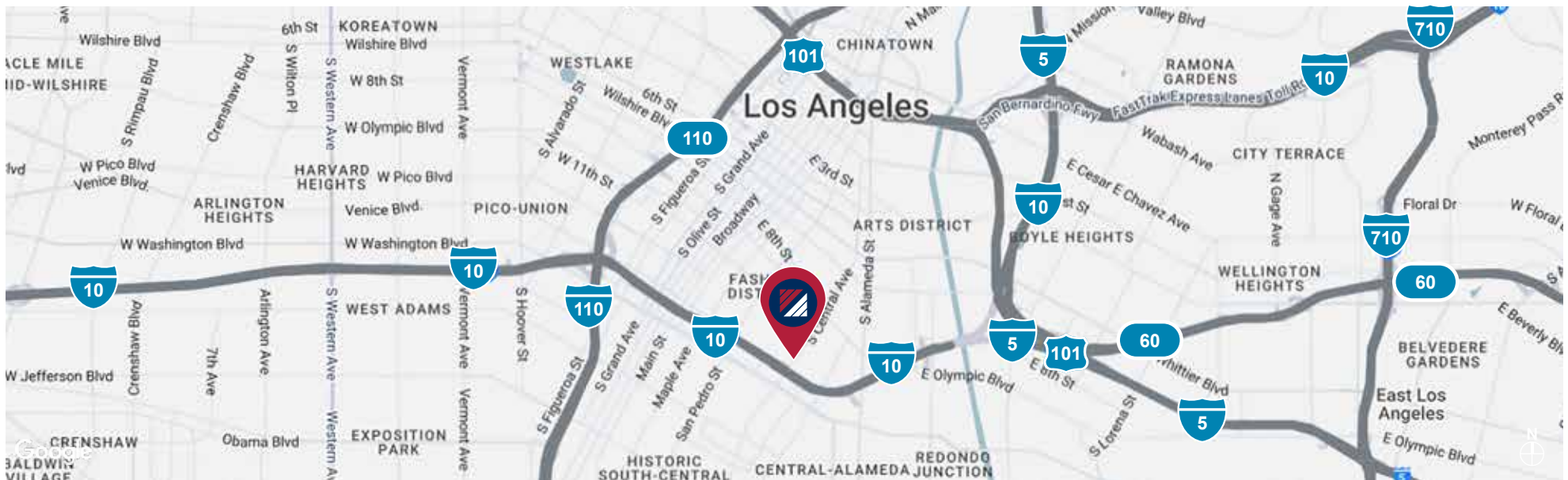
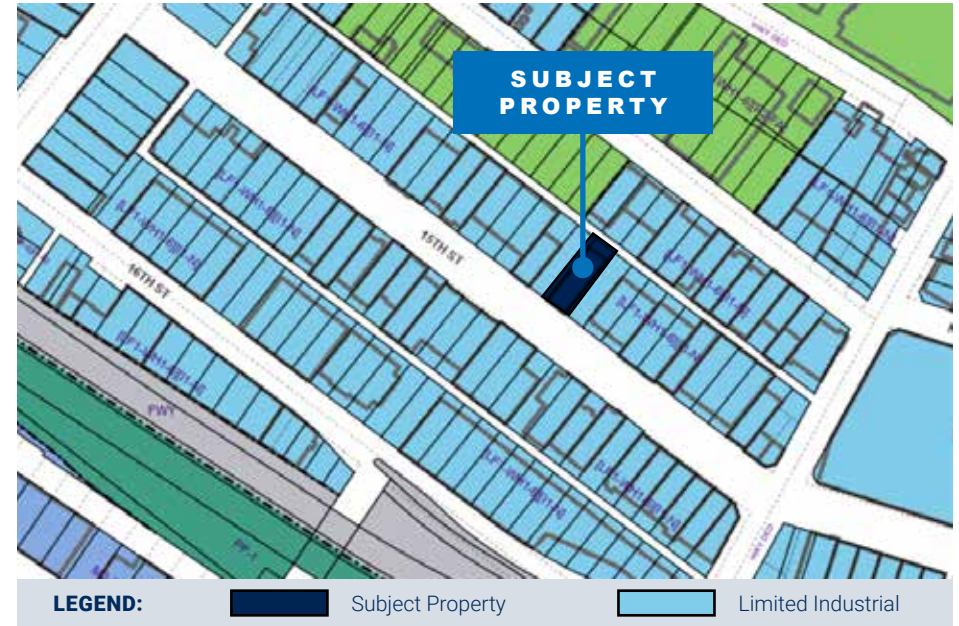


Parking Lot



Warehouse

# Local & Zoning Maps





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