

**MODERN ±13,380 SF ±26' CLEAR WAREHOUSE BUILT IN 1991**



**1900**

**E 7TH PL**

**IN THE HEART OF THE ARTS DISTRICT**

 **CUSHMAN & WAKEFIELD**  
GILL | BURNS | YOO

**FOR SALE** **\$5,820,300**  
(\$435PSF)

# PROPERTY FEATURES

## Total Building

±13,380 SF

## Land Size

±10,322 SF

## Year Built:

1991

## Clear Height

26'

## Loading

3 GL

## Power

800 AMP (3 Phase)

## Restrooms

4

## Construction Type

Concrete Block

## Zoning

M3-1

## Parking

10 Spaces

Recently Renovated with New Roof, Power Upgrade, Fully HVAC (100%), LED Lighting, and Renovated Restrooms

Multiple 20' High Ground Level Doors with Drive-In Capability

Secure Gated and Fenced Yard

Heavy Power (800 AMP Panel)

±26' Clear High Bay Warehouse with No Columns

Former Production Studio and Stage for Disney/Fox Television Show

Built in 1991 with a Thick Floor Slab Allowing Heavy Load







26'

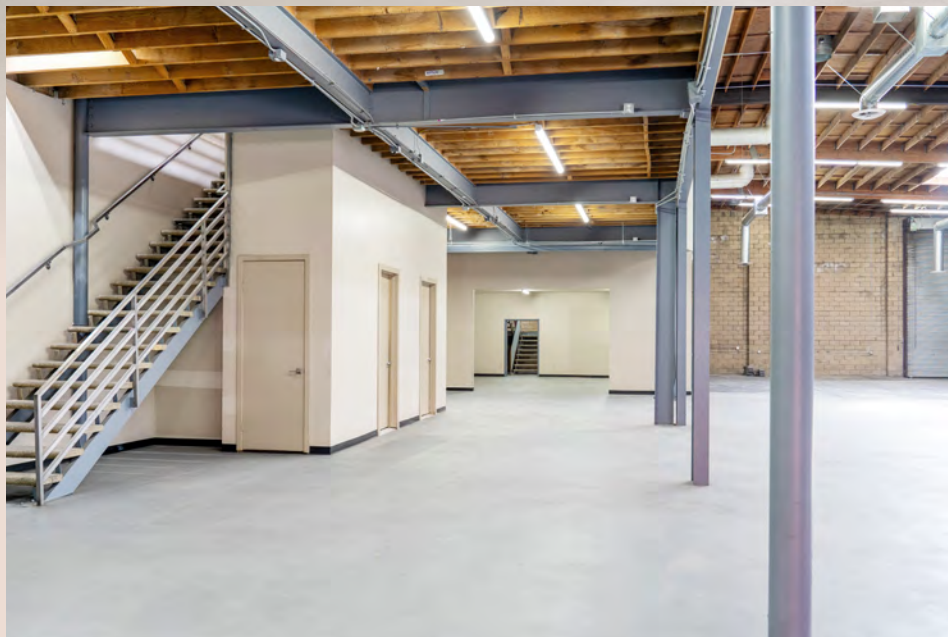
**26' CLEAR  
HIGH CEILINGS**

**20' HIGH  
GROUND LEVEL  
DOORS**

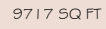




# INTERIOR PHOTOS



## 1ST FLOOR



3214 SQ FT

## 2ND FLOOR





# world class AMENITIES



## arts district

COFFEE  
BARS  
RESTAURANTS  
MARKETS  
MUSEUMS  
STUDIOS





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