

MODERN \pm 13,380 SF \pm 26' CLEAR WAREHOUSE BUILT IN 1991



**1900
E 7TH PL**

IN THE HEART OF THE ARTS DISTRICT

FOR SALE

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

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

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



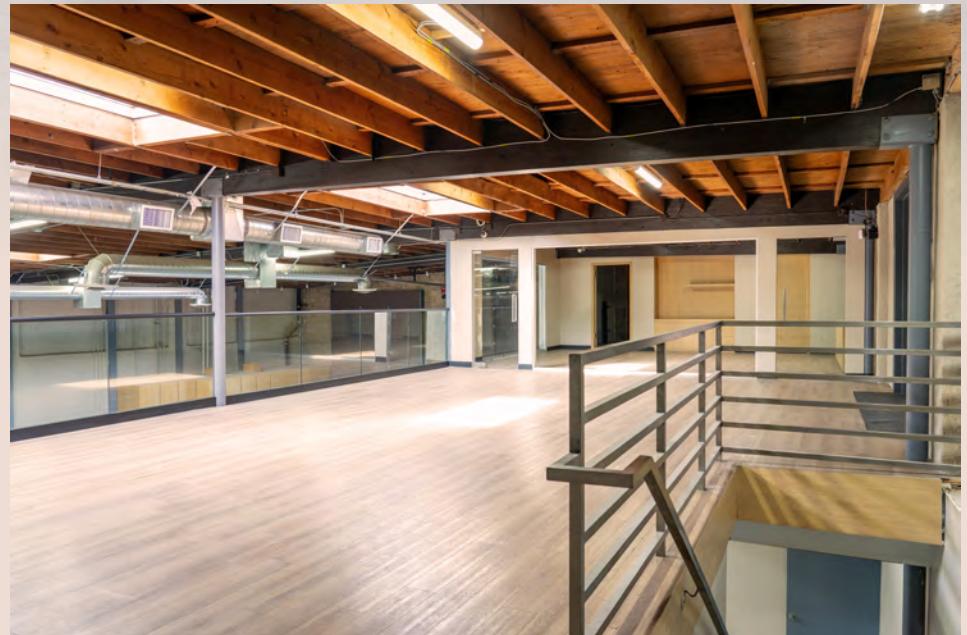
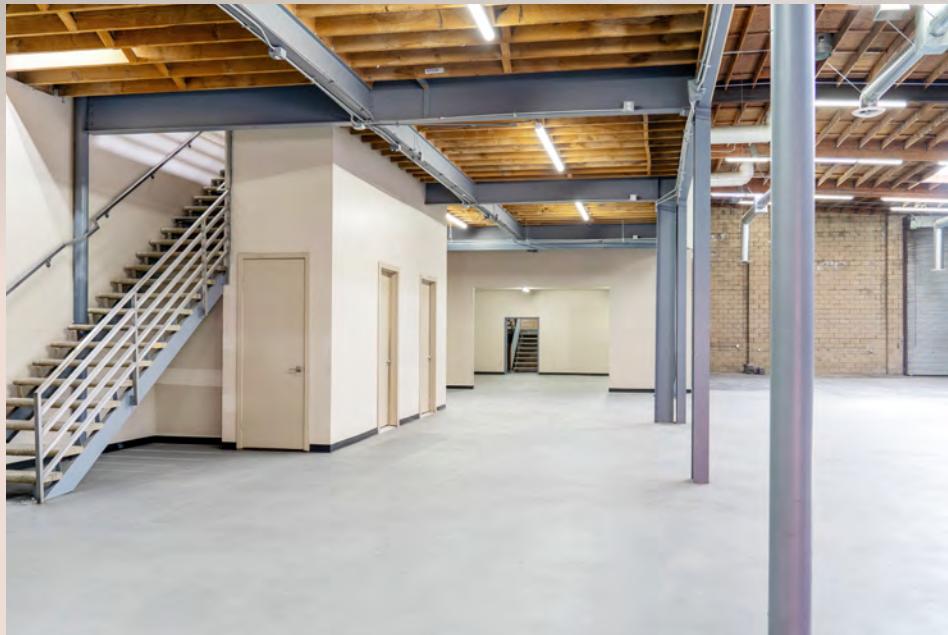


**20' HIGH
GROUND LEVEL
DOORS**

**26' CLEAR
HIGH CEILINGS**

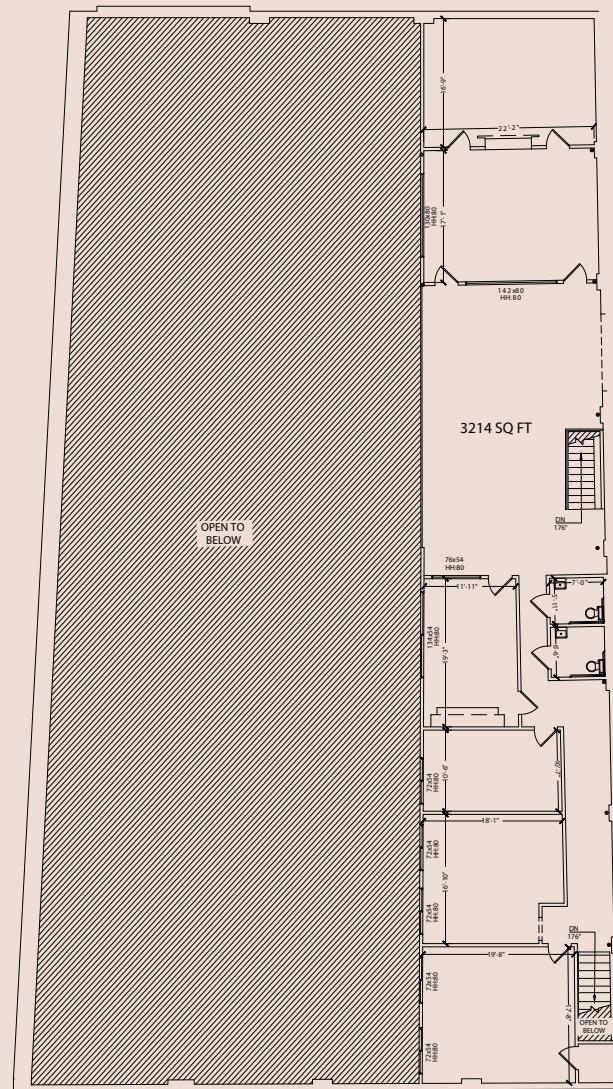
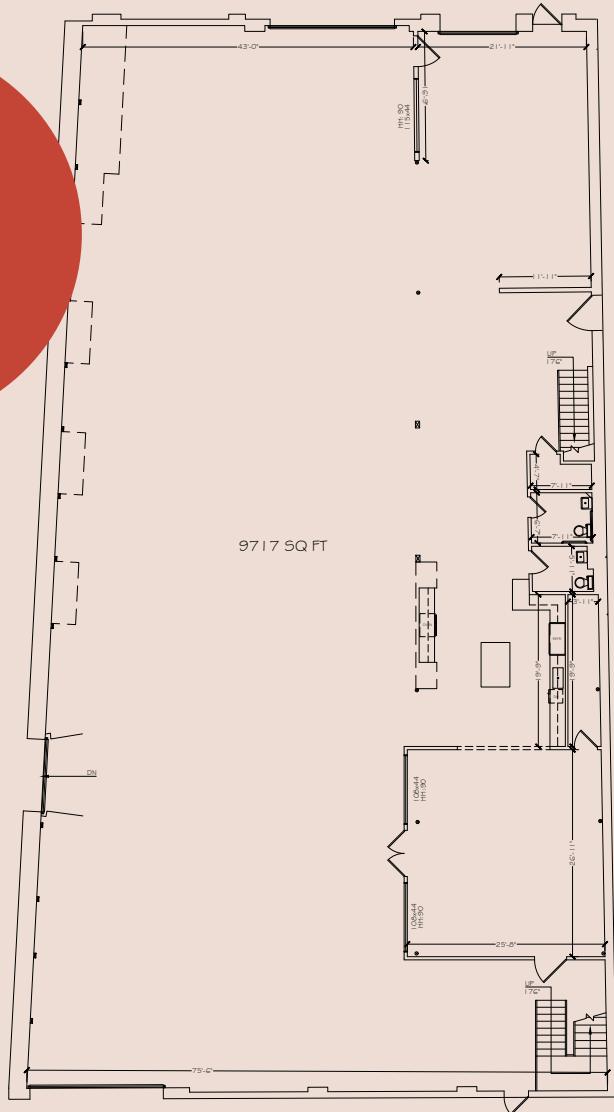


INTERIOR PHOTOS



FLOORPLAN

**1ST
FLOOR**



**2ND
FLOOR**



world class **AMENITIES**



arts district

COFFEE
BARS
RESTAURANTS
MARKETS
MUSEUMS
STUDIOS



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