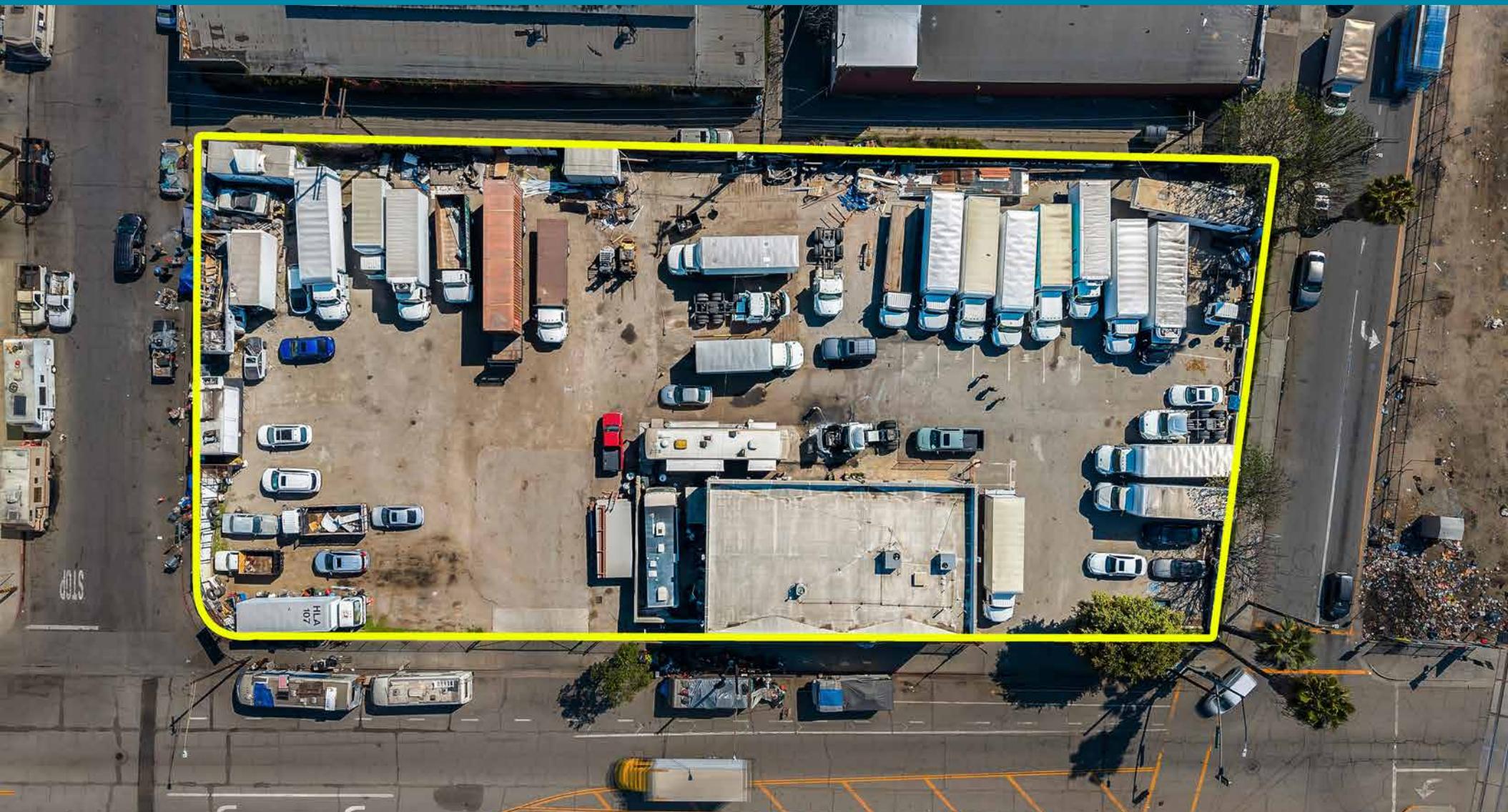


TRUCK PARKING OR DEVELOPMENT SITE

41,420± SF of Land For Sale or Lease



1808 E 58TH PLACE, LOS ANGELES, CA 90001

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

1808 E 58TH PLACE, LOS ANGELES, CA 90001

Property Details

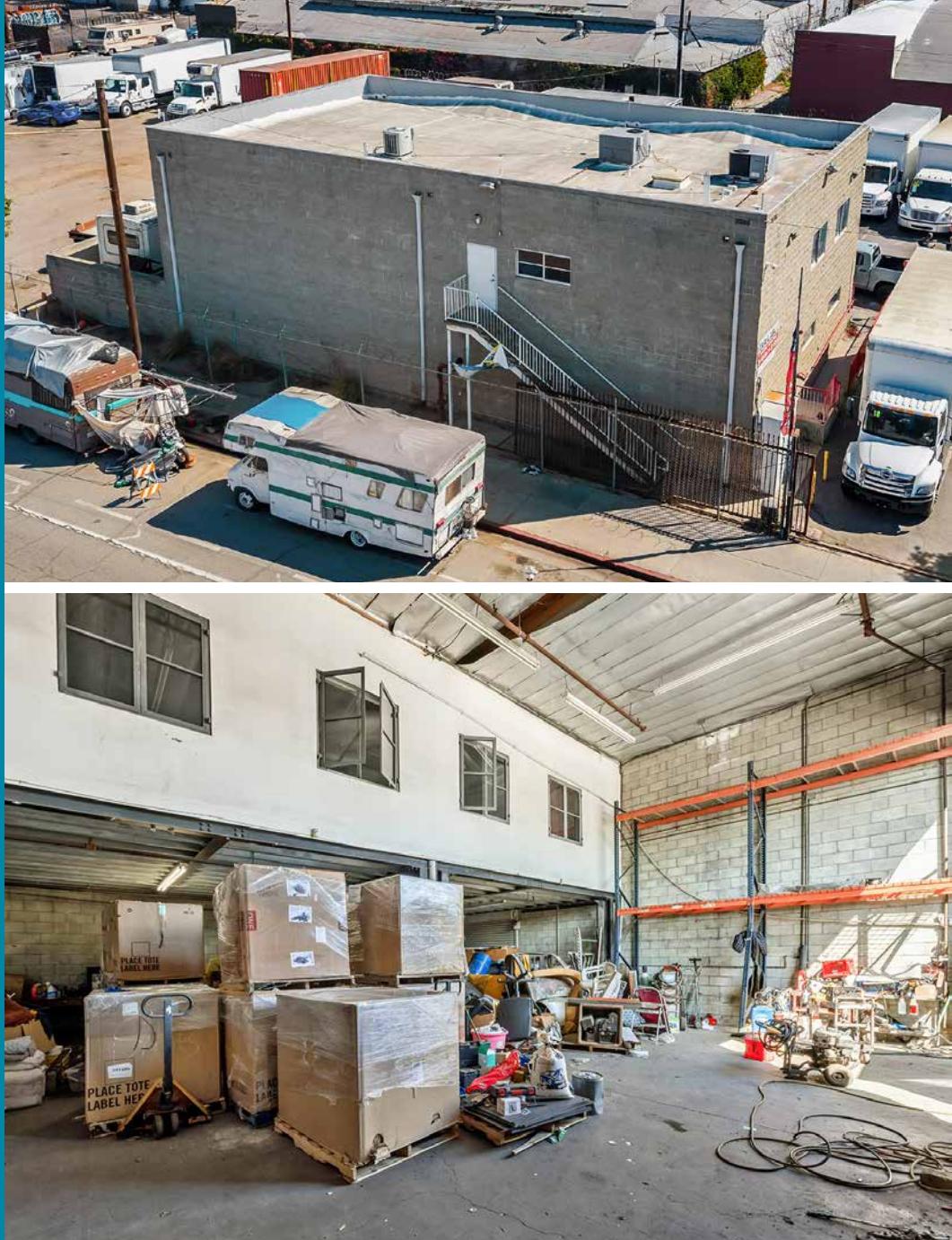
Building Area:	4,040± SF
Land Area (Per Plat Map):	41,420± SF
Land Use:	Light Industrial
Zone:	LA County MU-T
APN:	6009-004-035
Frontage:	250' on Holmes Ave 118' on 58th Place 135' on Randolph Street

Property Highlights

- Asphalt paved lot ideal for truck/trailer parking
- Potential development site
- Includes 2-story concrete block building built 1995
- Ground floor warehouse plus first and second floor offices with lobby, kitchenette, and restrooms
- Block-to-block property between 58th Place and Randolph Street
- Located across from Lillian Street Elementary School and Genesis Metals & Hardware Supply
- Midway between the 110, 710 and I-10 Freeways

Note regarding zoning:

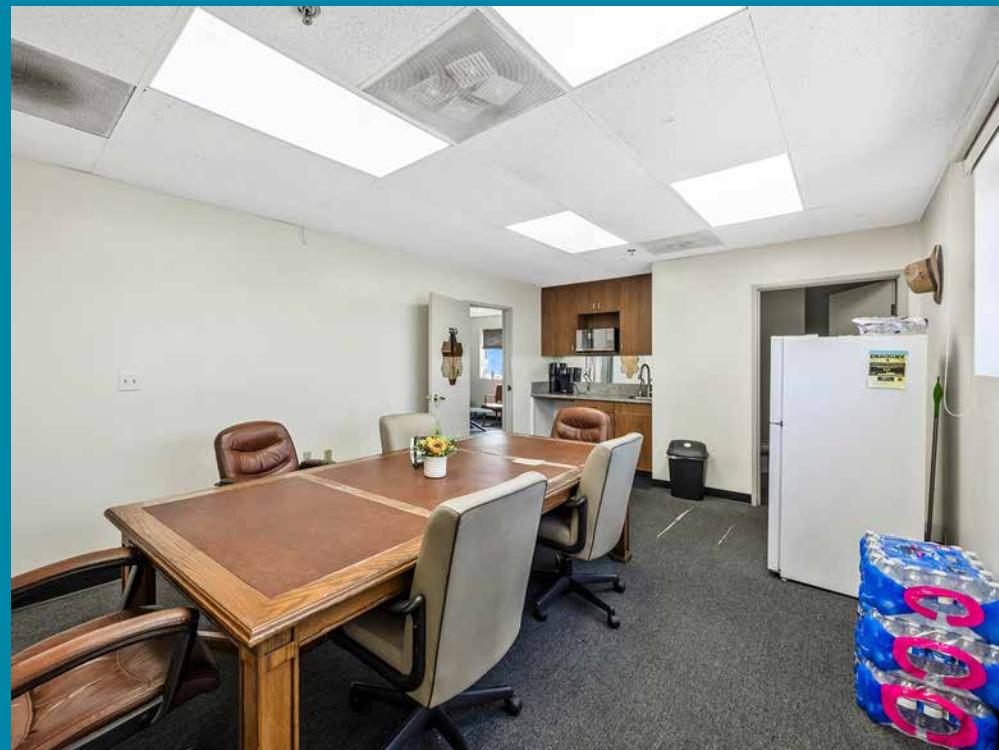
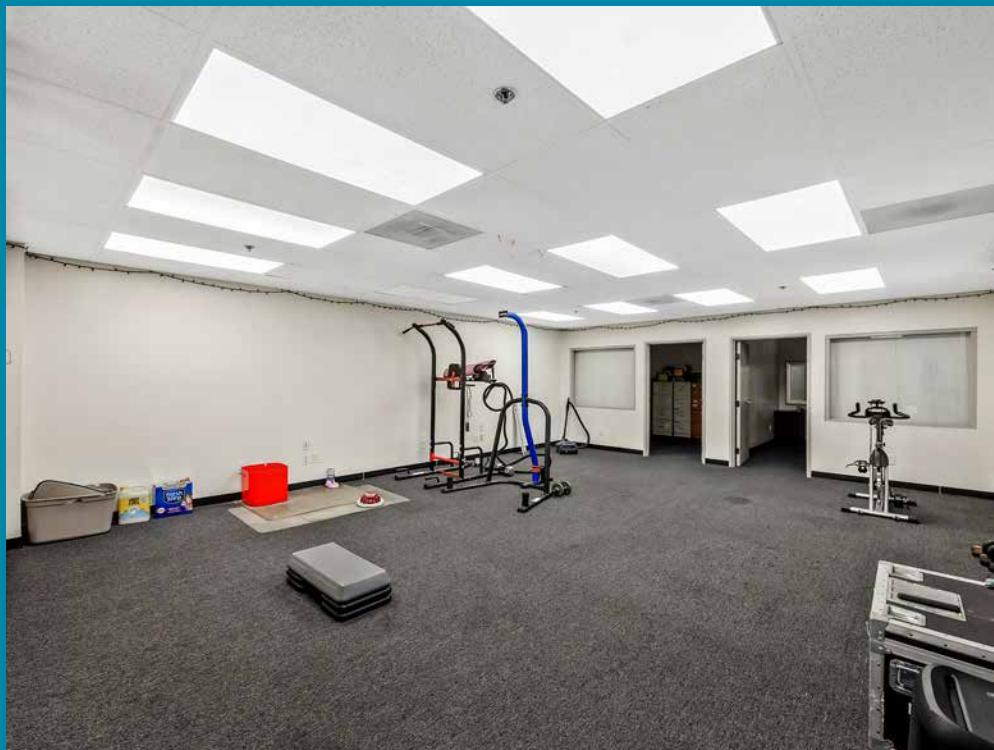
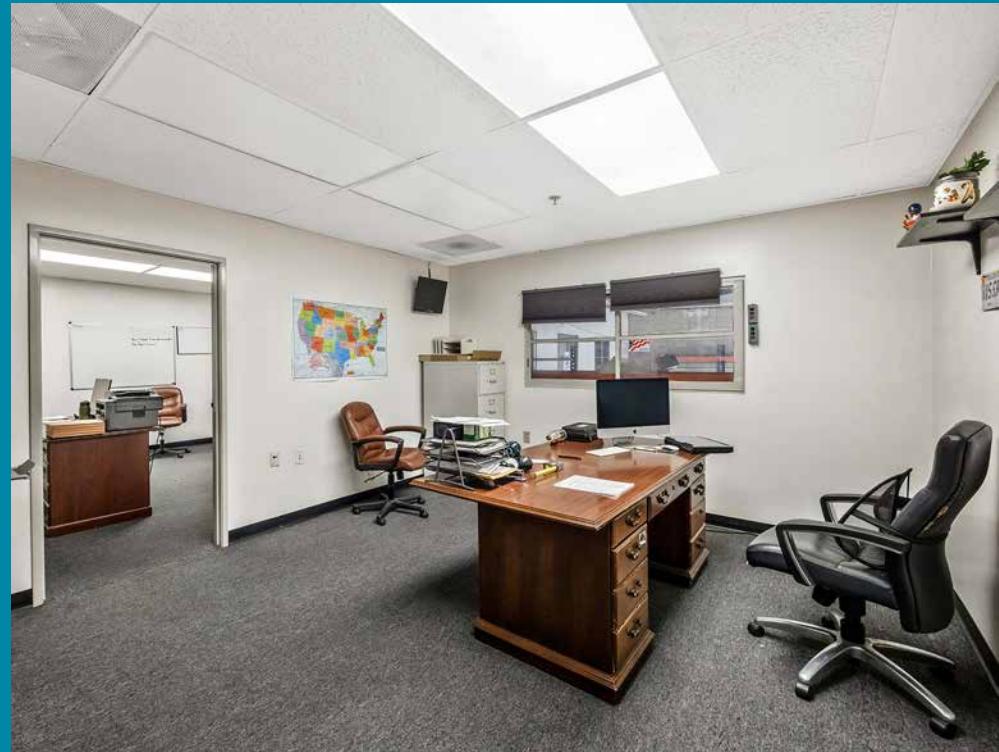
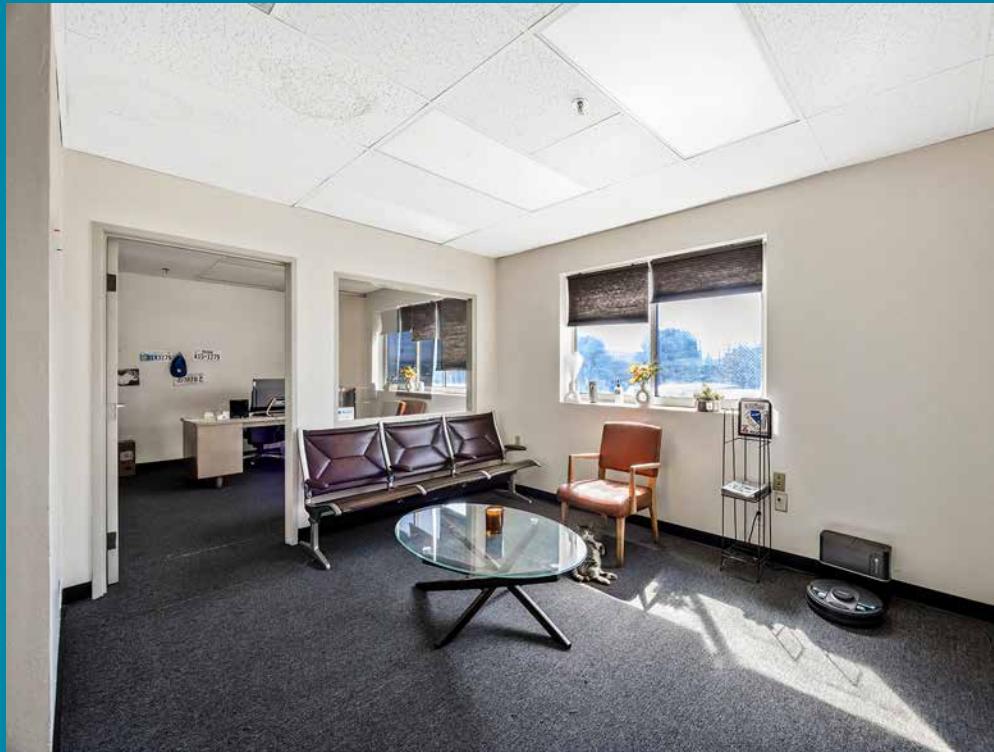
The property was rezoned in 2023 to MU-T (Mixed Use Transit) in the Florence-Firestone TOD Specific Plan. This zone would not allow establishment of a new industrial use such as outdoor storage. The existing permitted use may be maintained until 2043, or the site may be redeveloped for commercial, residential, or mixed use as allowed in the MU-T zone (review Table A under Zoning Code Section 22.418.050 - TOD Mixed Use Zones).



Sale Price: \$4,500,000 (\$108.64 Per SF Land)

Lease Rental: \$24,000 Per Month (\$0.58 Per SF Land)
Term: Submit | Available Now!





PLAT MAP

—N

MAPPING AND GIS
SERVICES
SCALE 1" = 60'

PG
2

PG

PL 8

100.

HOLMES
100

Map showing a geologic cross-section with various layers, faults, and data points. The map includes labels for FIRST, ADD, TO, HUNTINGTON, PARK, RANDOLPH, and SP. It features a dashed line for VAC and a solid line for BLK. Numerous data points are marked with circles and numbers, often accompanied by error bars and labels like 'SF' for standard deviation. A coordinate grid is visible on the left, and a north arrow is at the bottom.

6

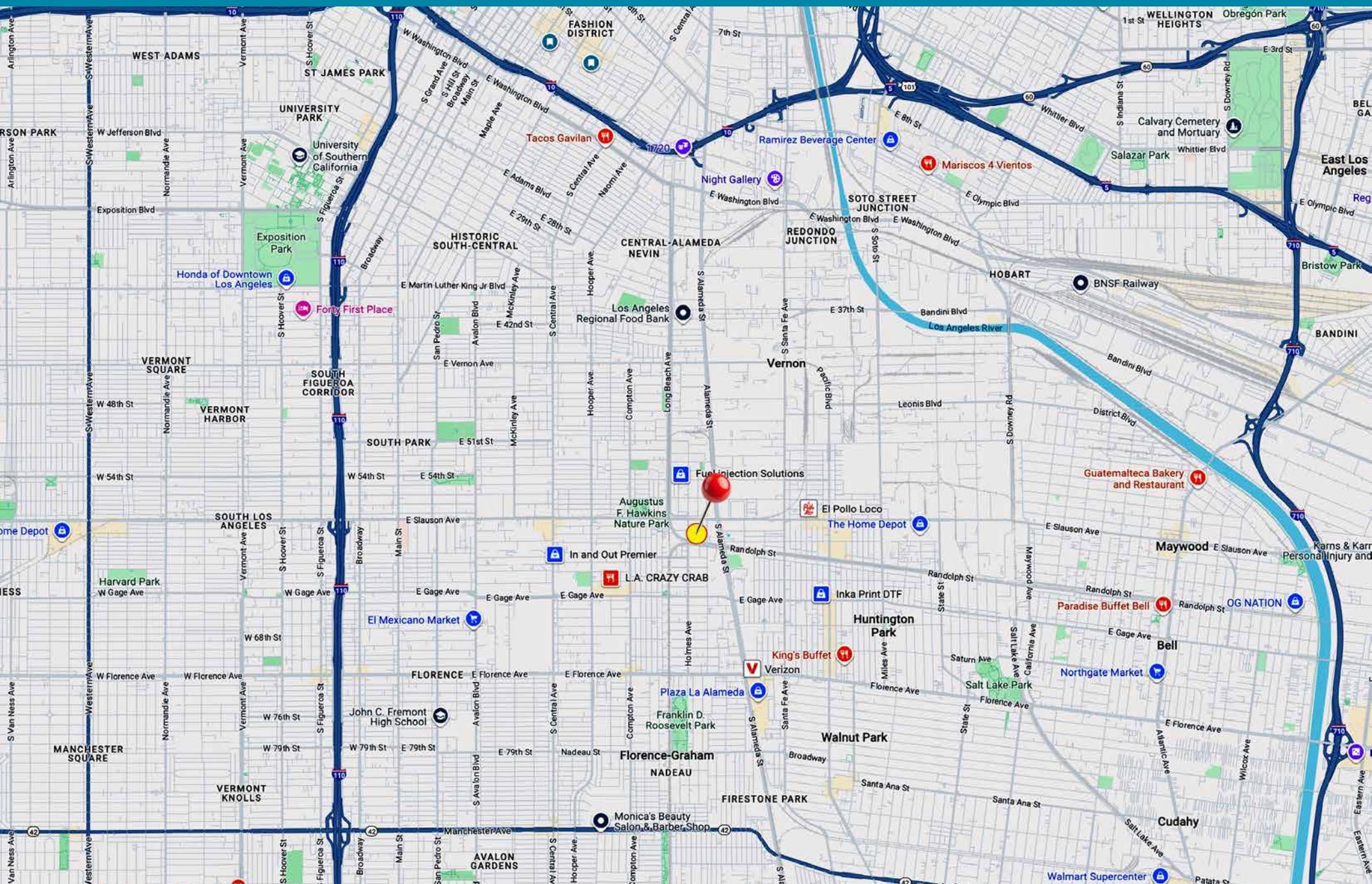
60 WILMINGTON

PG
30

PG
7

RR

AREA MAP



FOR SALE OR LEASE

1808 E 58TH PLACE, LOS ANGELES, CA 90001

TRUCK PARKING or DEVELOPMENT SITE

4,040± SF Building on 41,420± SF of Land

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This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer or Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

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