

# FOR SALE

2800 HOOPER AVE  
LOS ANGELES, CA 90011

$\pm$ 21,430 SF

INDUSTRIAL BUILDING



For more information, please contact:

**Daniel Park**

(213) 446-0396

[Danielpark777@hotmail.com](mailto:Danielpark777@hotmail.com)

DRE# 01227056



Park Industrial Realty  
800 McGarry St, 5<sup>th</sup> Floor  
Los Angeles, CA 90021  
Corporation DRE# 01983713

|              |                           |   |
|--------------|---------------------------|---|
| Building SF: | 21,430 SF                 | • Very well maintained 2 story industrial building                                    |
| Land SF:     | 16,036 SF                 | • Close to Downtown LA  |
| Office SF:   | 1,800 SF                  | • Equipped with freight elevator  |
| Year Built:  | 1947                      | • Dock high loading   |
| Clear Height | 12' - 14'                 | • Secure fenced & gated yard of app. 4,000 SF   |
| Power:       | 600a, 120-480v, 3p        | • Automatic gate  |
| Loading:     | 2 DH                      | • Heavy electrical power  |
| # Restrooms: | 6                         | • App. 1,600 SF of bonus covered area   |
| Zoning:      | M1-1-CPIO                 | • Ideal for distribution, fabrication, warehousing, or creative production operations |
| Sale Price:  | \$3,960,000 (\$184.79/SF) |   |

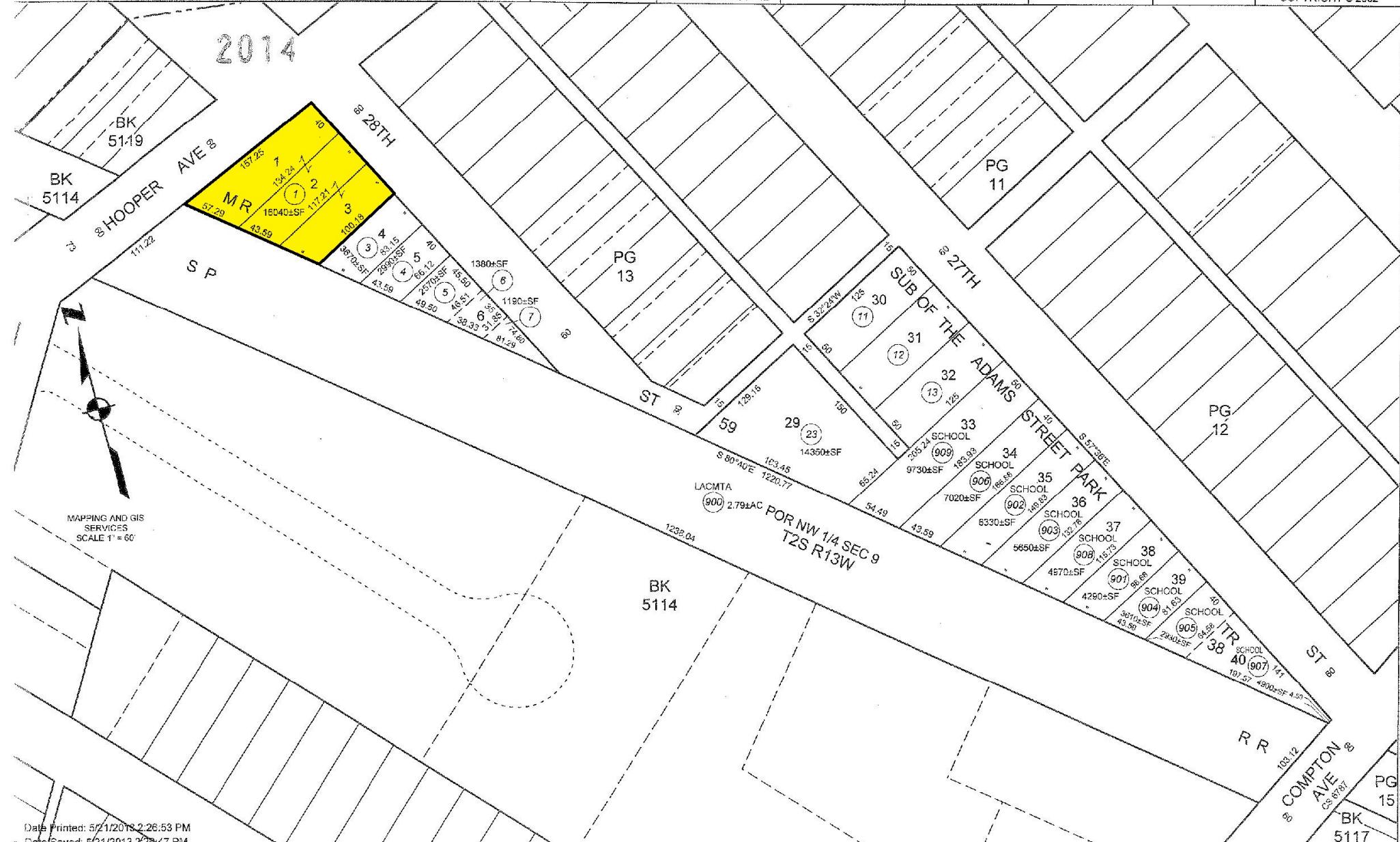
All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Buyer/Lessee must verify all information.

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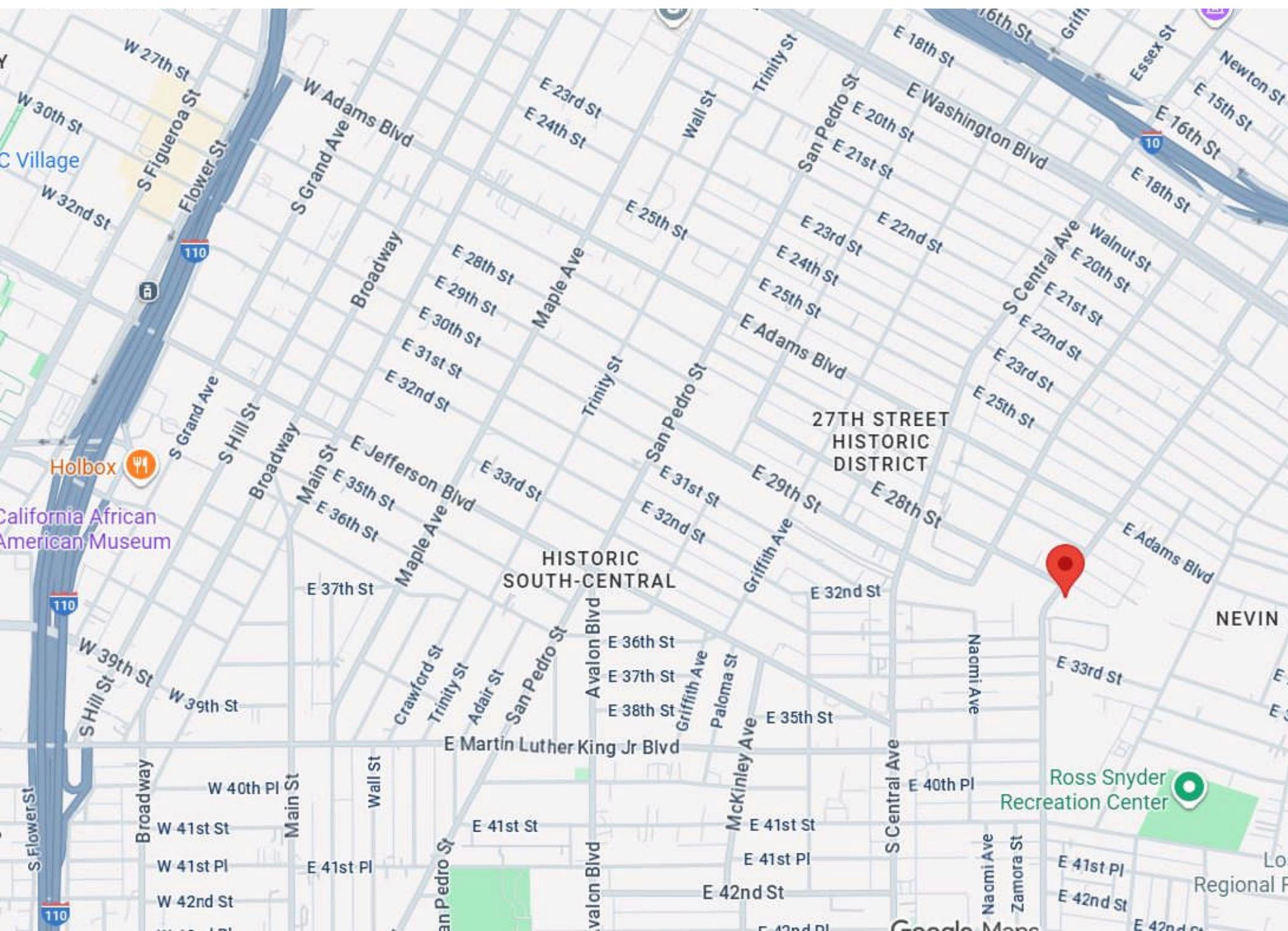
SOUTHERN PACIFIC TRANSPORTATION HAS RETAINED FEE BELOW 500 FT ON PCL 900 PER 1992 SBE LETTER

|      |             |                  |             |  |  |   |               |  |           |  |   |
|------|-------------|------------------|-------------|--|--|---|---------------|--|-----------|--|---|
| 5118 | 14<br>SHEET | P. A.<br>1330-14 | TRA<br>6658 | REVISED<br>861117<br>92092110002001-27 | 960214<br>2004080208004001-12<br>2006041708005001-12 | 2006102404021001-12<br>2006111303003001-12<br>2007030808004001-12 | 2013052212-12 |  | SEARCH NO |  | OFFICE OF THE ASSESSOR<br>COUNTY OF LOS ANGELES<br>COPYRIGHT © 2002 |
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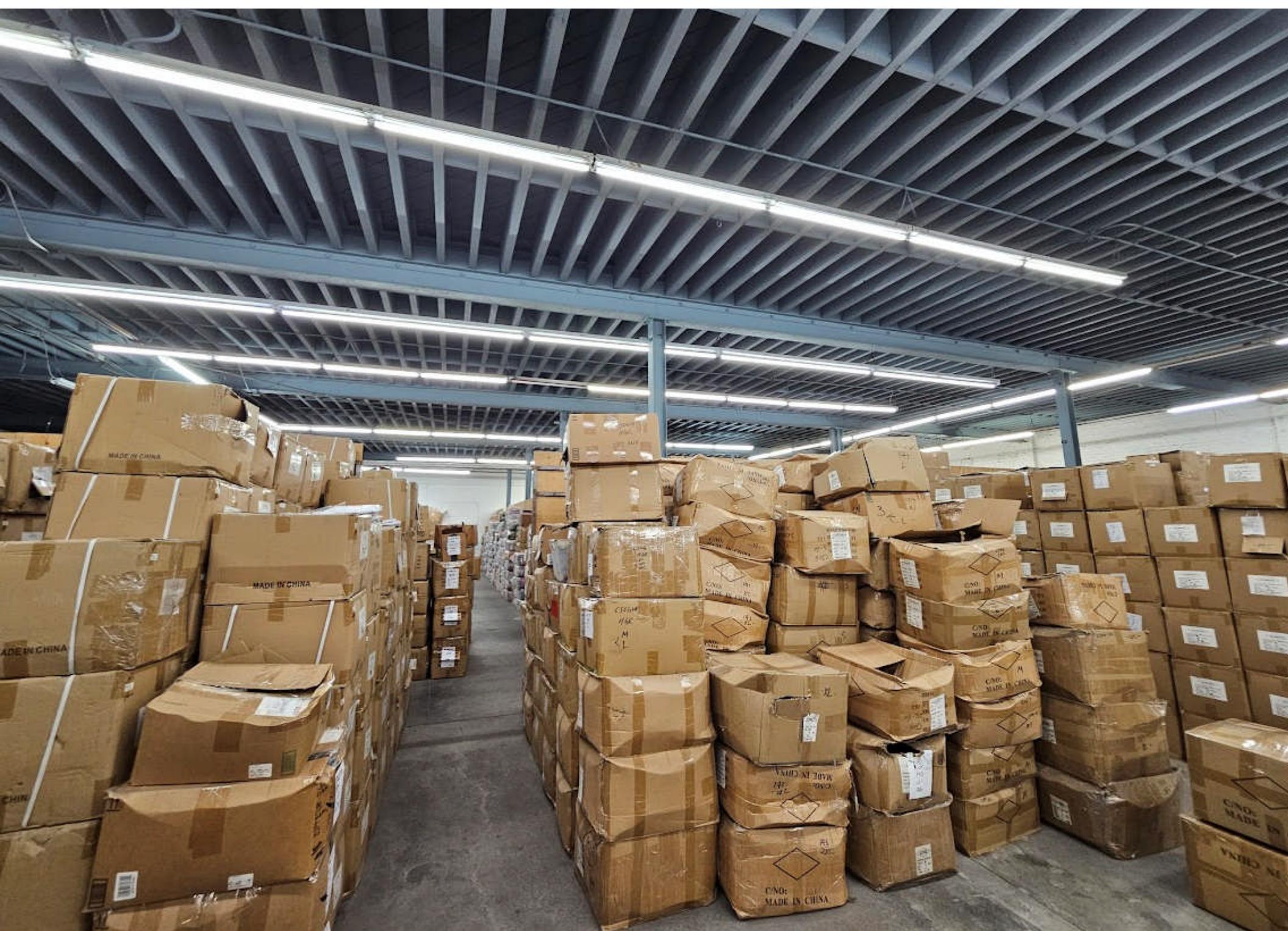
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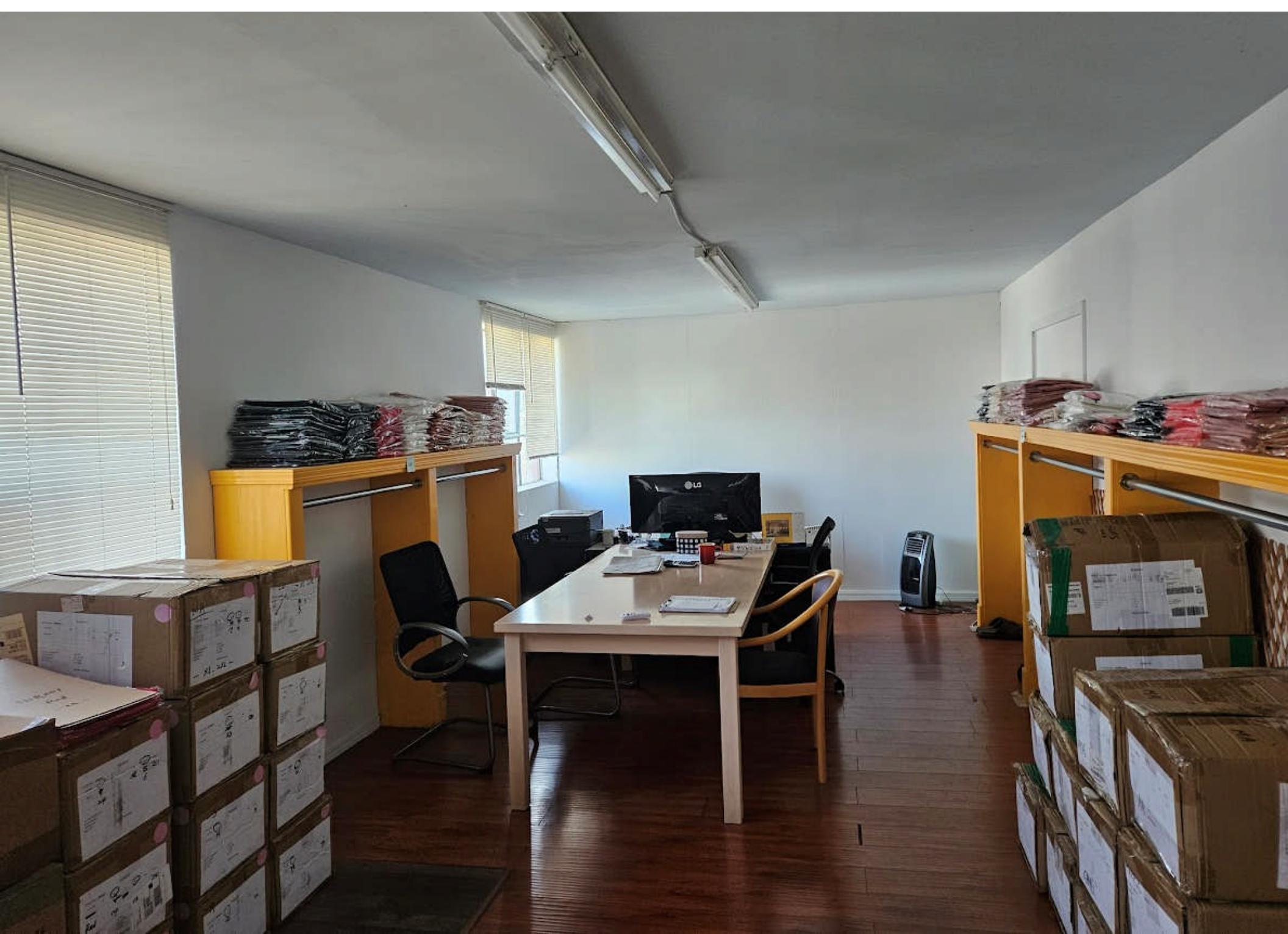
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