

FOR SALE

**±1,820 SF INDUSTRIAL BUILDING
ON ±15,312 SF OF LAND**



410 GLENDALE BLVD & 1529 CORTEZ ST | LOS ANGELES | CA 90026

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Existing Auto
Body Shop with
Excess Parking



Located in
Echo Park



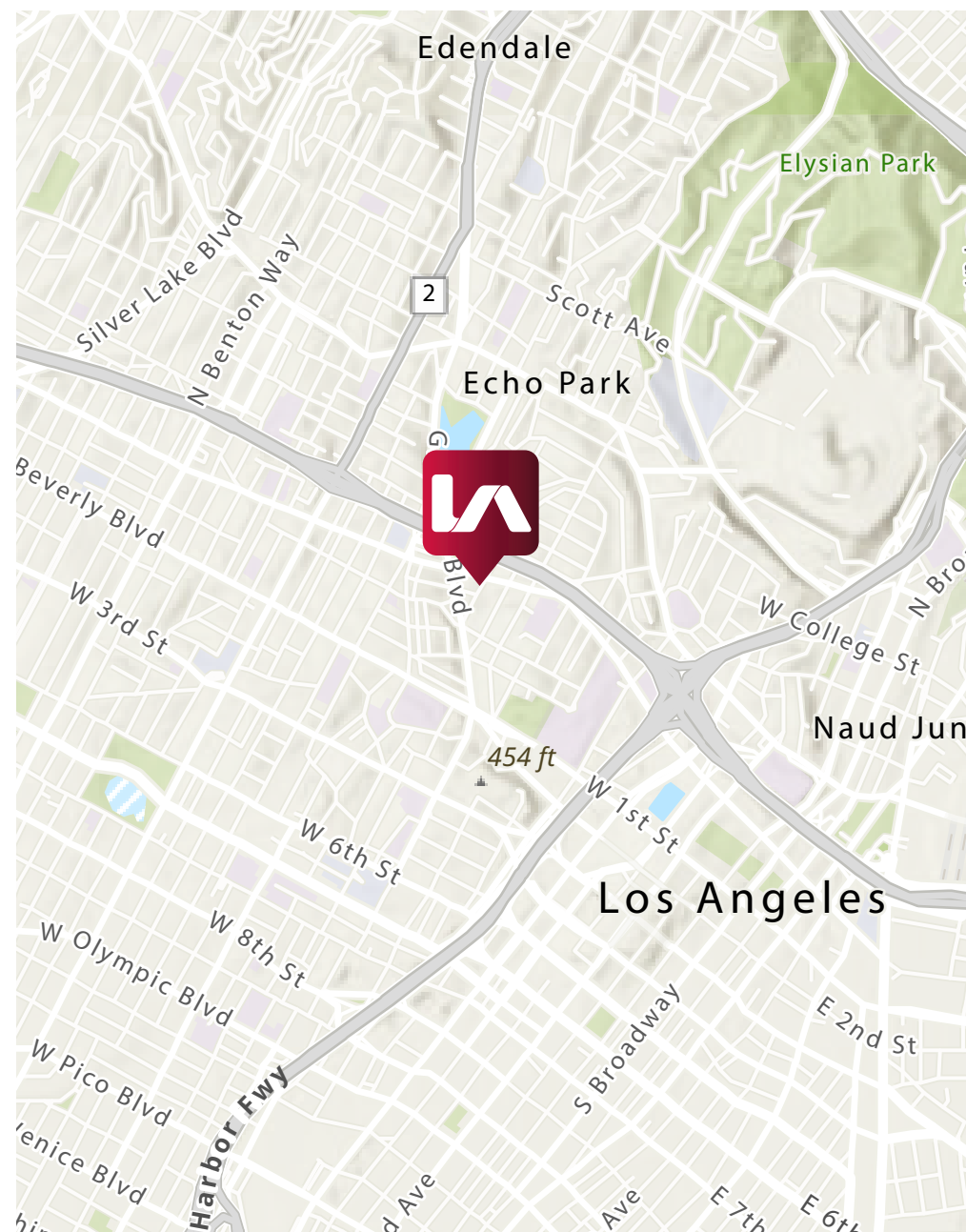
Prime Corner of
Glendale Blvd &
Temple St



Short Walk to
Gra, Clark Street
Bread, & Laveta

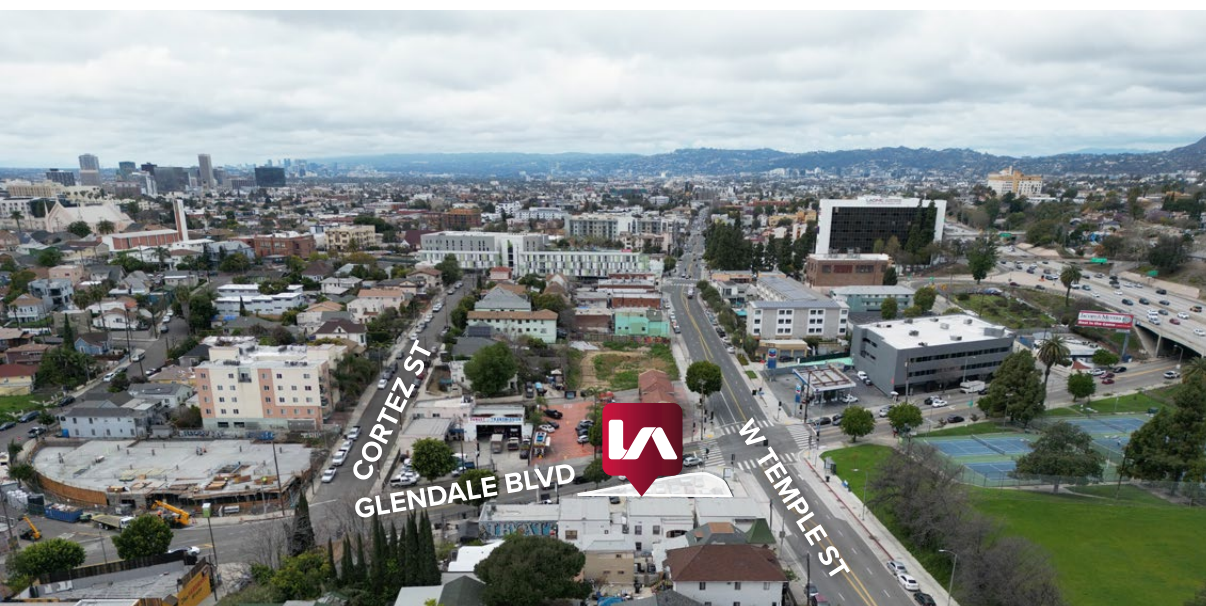
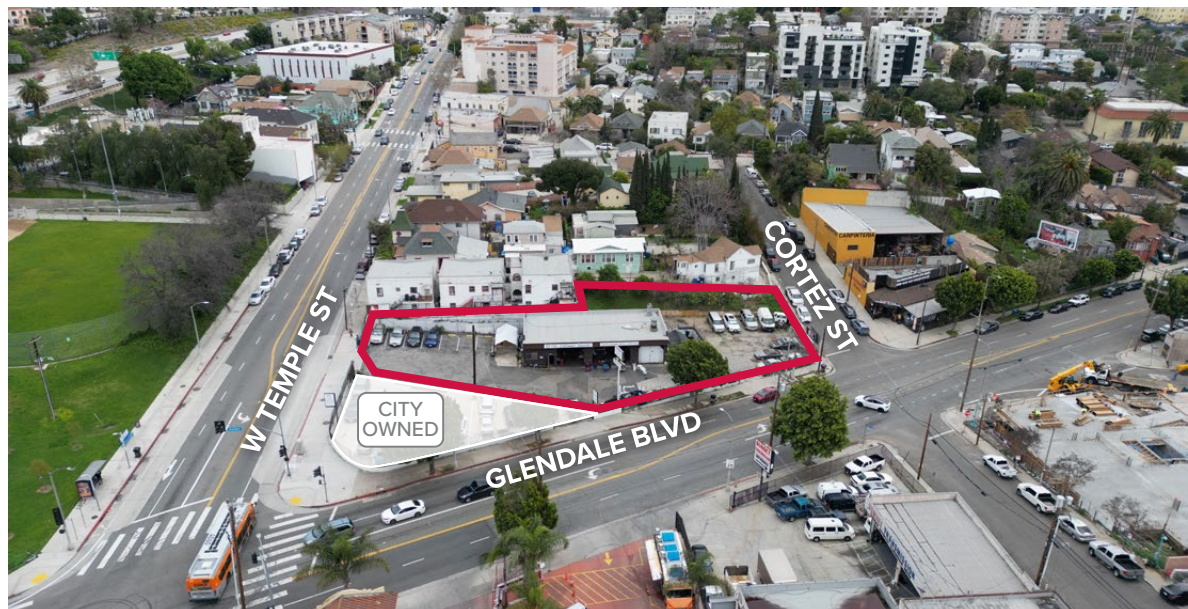
PROPERTY INFORMATION

Available SF	±1,820 SF	For Sale	Yes
Minimum SF	±1,820 SF	Parking Spaces	20
Clear Height	12'	Rail Service	No
Sprinklered	No	GL Doors	2
Prop Lot Size	±15,312 SF	Construction Type	Framed
Yard	Yes	Year Built	1980
Possession Date	Now	Zoning	LACW
Vacant	Yes	APN	5160-002-011 5160-002-036



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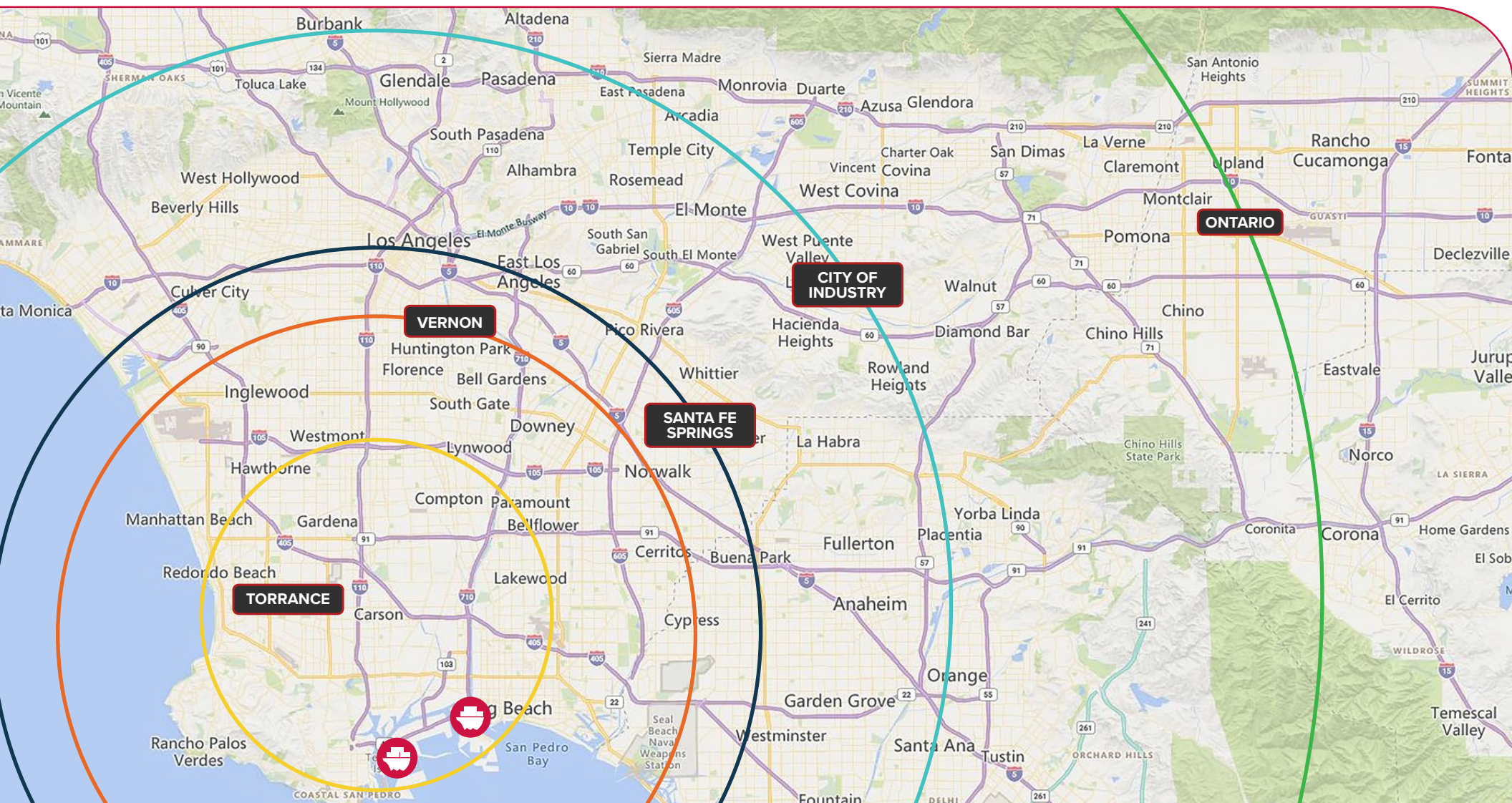
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DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

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LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

Buyer should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Buyer intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Buyer deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Buyer utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Buyer obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies. Seller to verify all tax implications of the sale with the accountant or attorney of their choice.