

# INDUSTRIAL PROPERTY FOR SALE OR LEASE

## Clear Span Warehouse Space

AVAILABLE SQ.FT.: 5,850 ±

LAND SQ.FT.: 6,534 ±



533 E 31ST STREET, LOS ANGELES CA 90011

- Clear span warehouse available for sale or lease
- Ideal for fashion, importer, design, artist, general merchandise, etc.
- Great location one mile east of USC, Exposition Park, Banc of California Stadium and Memorial Coliseum
- One-half block west of San Pedro Street
- Good power service — Ground level loading door
- 3 parking spaces provided plus available street parking
- Lease rate: \$4,972.50 per month (\$0.85 per SF gross)  
Term: 3 years
- Asking price: \$1,608,750 (\$275 per sq.ft.)

For More Information, Please Contact

RON KIM

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CA BRE LIC. # 01891773

### PROPERTY DETAILS

Building Area \_\_\_\_\_ 5,850± Sq.Ft.

Land Area \_\_\_\_\_ 6,534± Sq.Ft.

Zone \_\_\_\_\_ LA M1

Year Built \_\_\_\_\_ 1940

Construction \_\_\_\_\_ Masonry

Office Area \_\_\_\_\_ 610± Sq.Ft.

Restrooms \_\_\_\_\_ 3

Parking \_\_\_\_\_ 3

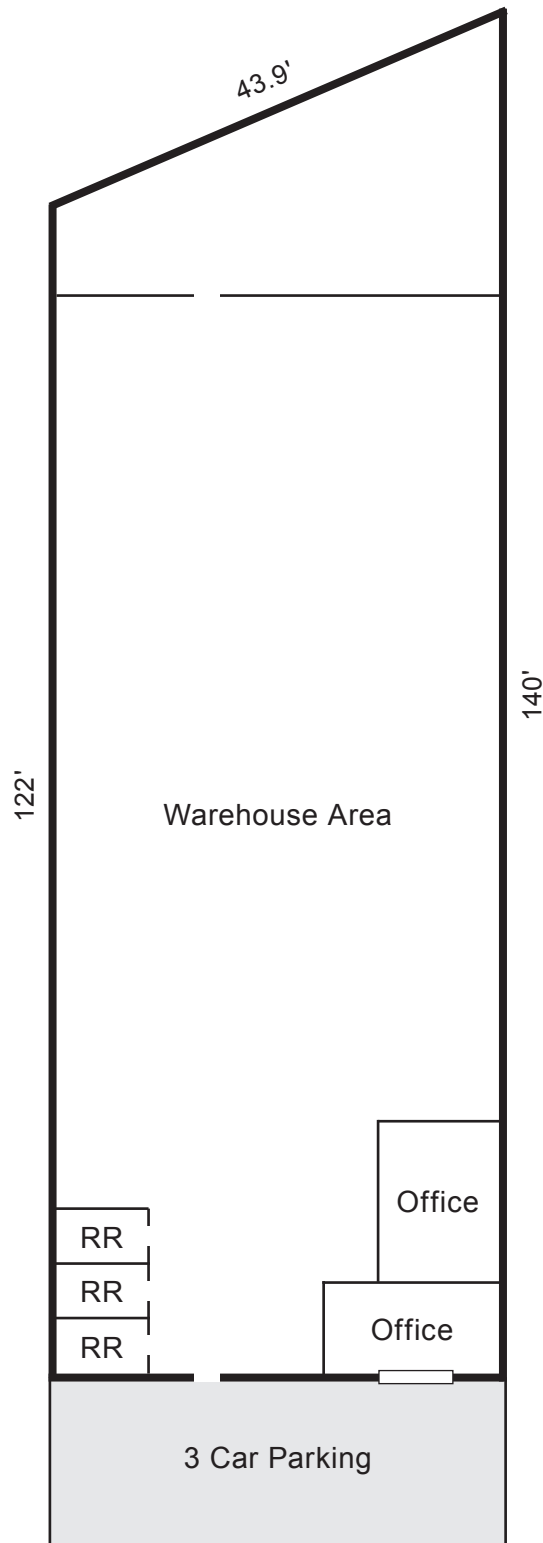
Ground Level Loading \_\_ 1: 10x12

Clear Ceiling Height: \_\_\_\_\_ 12'

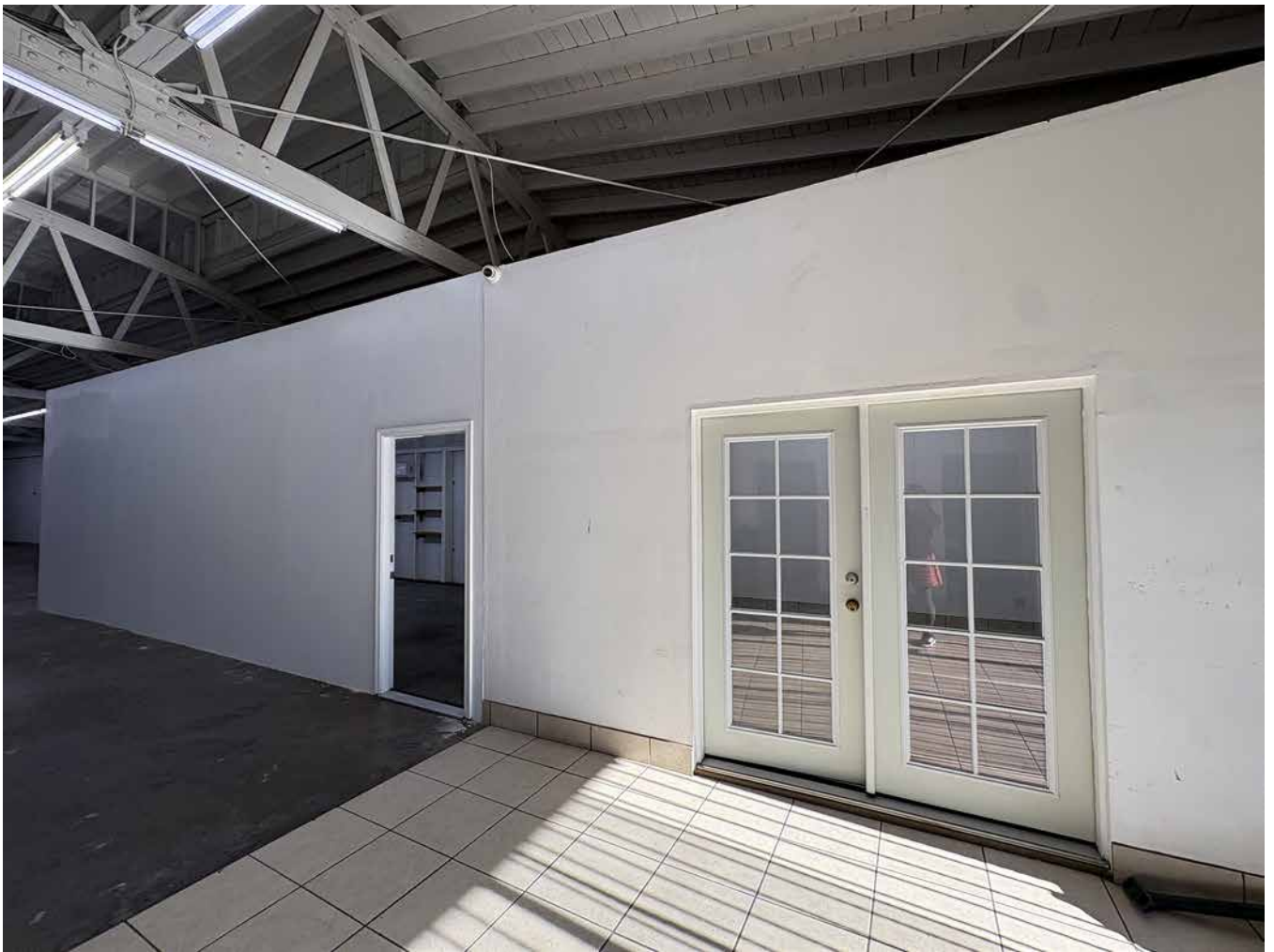
Power \_\_\_\_\_ 200A/120-480V/3W

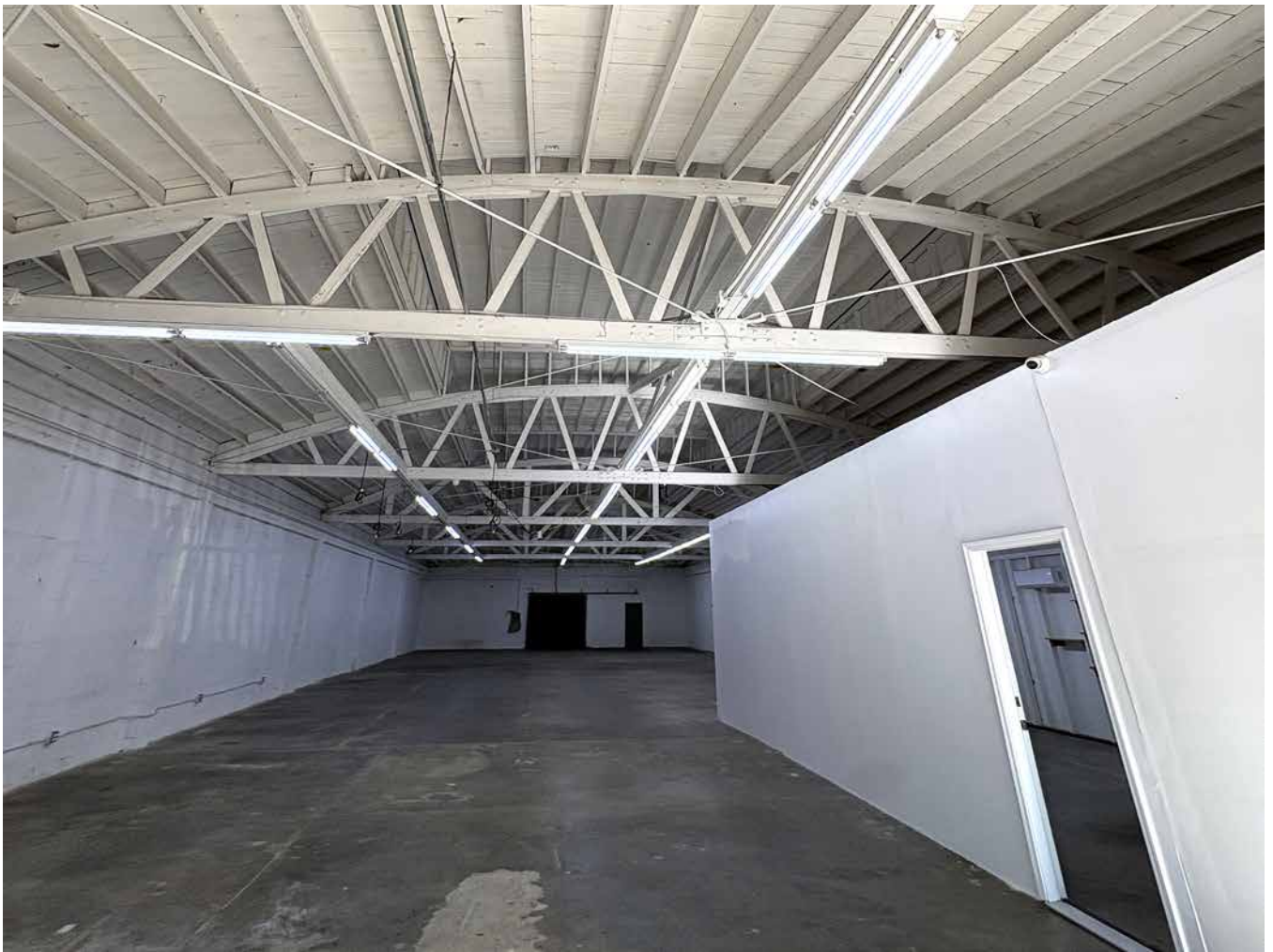
APN \_\_\_\_\_ 5128-014-022

The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.



31st Street









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