

1410 **WASHINGTON BLVD**
Los Angeles 90021



FOR SALE OR LEASE | 3,105 SF

DTLA INDUSTRIAL / CREATIVE SPACE
BONUS +/- 1,000 SF OF HVAC-SERVED CLEAN ROOM / SHOP AREA
400 AMPS OF 3-PHASE | 18' CLEARANCE



ERIC REAVIS, SIOR

01216423

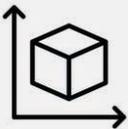
213.709.6760

eric@reavisrealty.com

www.reavisrealty.com

01

Building Highlights



3,105 SF

AVAILABLE SF



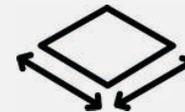
GROUND LEVEL LOADING

IN REAR YARD



18' CLEARANCE

CLEAR SPAN



5,818 SF

LAND SF



400 AMPS, 3-PHASE

ELECTRICAL SERVICE



SECURE REAR YARD

W/ MOTORIZED GATE



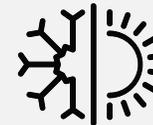
LED LIGHTING

IN WAREHOUSE



CONCRETE BLOCK

CONSTRUCTION CIRCA 1981



BONUS ± 1,000 SF

HVAC-SERVED
CLEAN ROOM / SHOP SPACE



CREATIVE USES

IDEAL FOR STUDIO,
PRODUCTION, FLEX

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02

Specs

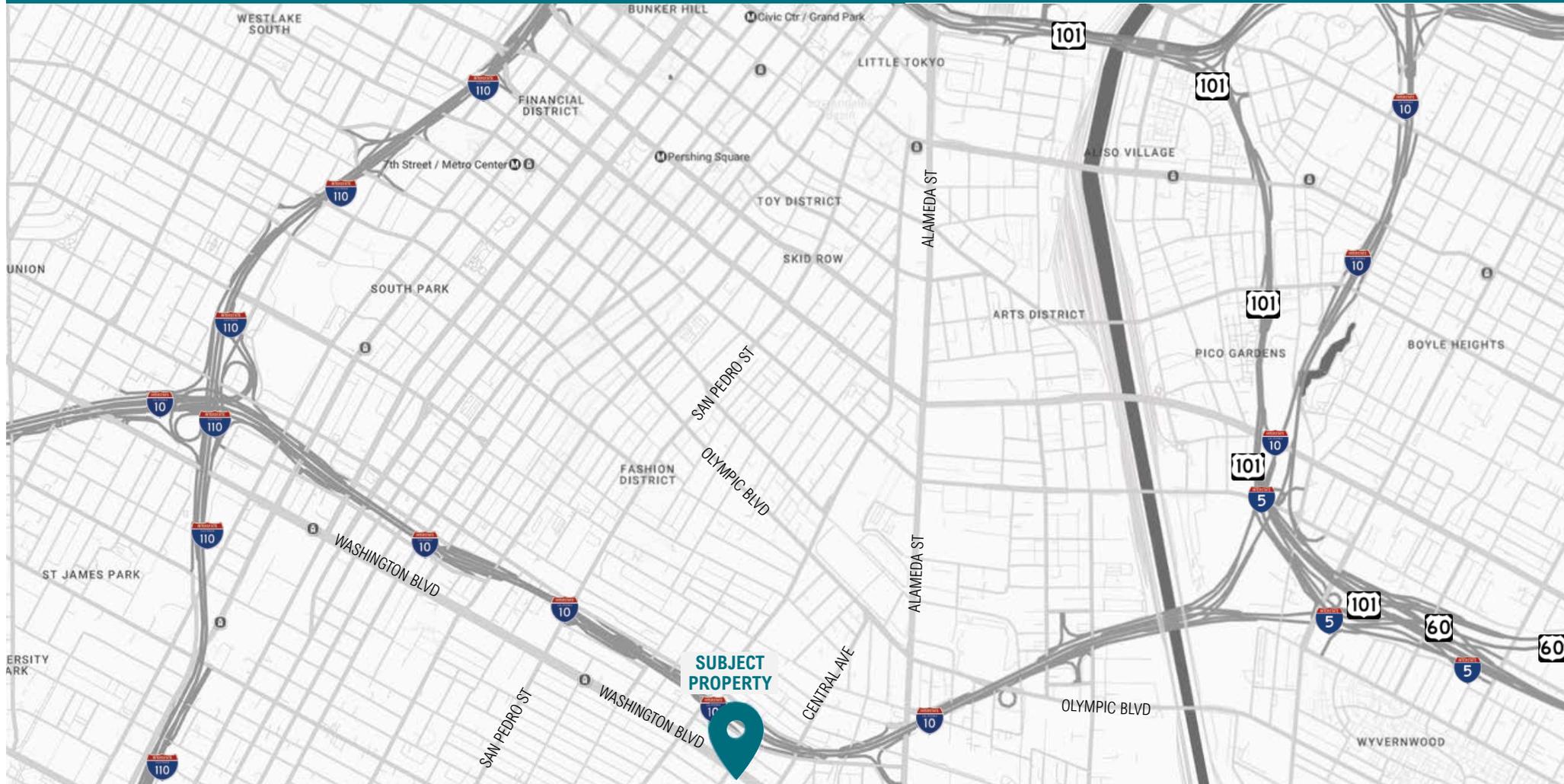


BUILDING SIZE	3,105 SF
LAND SIZE	5,818 SF
CONSTRUCTION	CONCRETE BLOCK
ZONING	M1-2
YEAR BUILT	1981
OFFICE SIZE	1,180 SF
DOCK HIGH POSITIONS	0
GROUND LEVEL DOORS	1
ELECTRICAL SERVICE	400 AMPS, 240 VOLTS, 3-PH
PARKING	FOUR (4)
WAREHOUSE LIGHTING	LED
FOIL INSULATION	YES
SALE PRICE	\$787,500 (\$253.62 PSF)
LEASE RATE	\$1.25 PSF IG
OCCUPANCY	NOW / CLOSE OF ESCROW

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03 Location Highlights

- PRIME **DTLA LOCATION BETWEEN CENTRAL & ALAMEDA**
- 2 BLOCKS TO **I-10 ON/OFF RAMP AT NAOMI AVE**
- MAJOR **BOULEVARD EXPOSURE**
- MINUTES TO **ARTS DISTRICT AMENITIES**

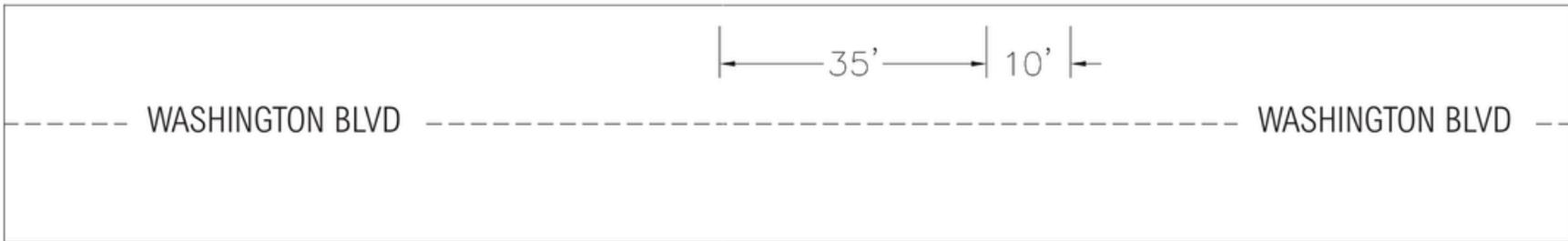
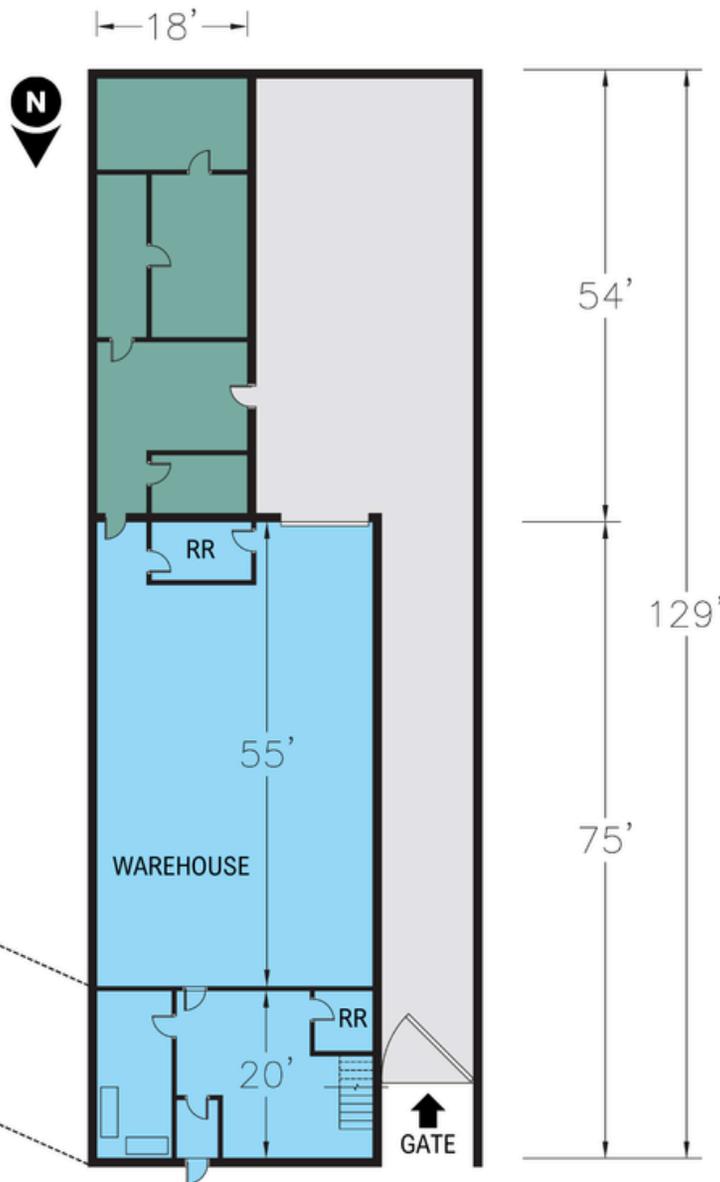


04

Property Site Plan

BONUS AREA ± 1,000 SF
(not included in square footage)

WAREHOUSE / OFFICE
3,105 SF



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06

Photos



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06

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06

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