

# 3601-3605 E 8th St

3601-3605 E 8th St, Los Angeles, CA 90023



Price: \$2,500,000

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MAJOR PRICE IMPROVEMENT. Property was completely renovated in 2025 to code and passed fire department inspection. Clear span. This property will not license for cannabis. Delivered vacant with new power upgrade, HVAC, ground level doors, plumbing and many other stubbed options. The property has received approval for heavy up power upgrade. Perfect for manufacturing, distribution, showroom, artist studio/gallery, M1 zoned. Turnkey property. Corner freestanding fenced building with two fenced/gated parking lots. 5 exterior parking spaces in front and 10 exterior parking spaces on the side. 200A panel, 3 phase. No existing gas service to building. M1 zoned. 12'-17' ceiling height. Full HVAC throughout building served by 5 units; two 5 ton and three 3.5 ton units. Two ground level roll up doors- 10' w x 12' h. Utility sink. Office with door. 6 skylights. Property gate has code and remote/automatic gate access to parking and frontage on Esperanza St. Smoke detectors and carbon monoxide meters. Two restrooms. Kitchen is stubbed and option to add additional restroom that is stubbed. Security cameras on the outside of building. Back parking lot/yard is also fenced with manual open gate capable of parking 4-8 vehicles or containers depending on your use. See floorplans. Floorplans show the layout of the two conjoined



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bldgs. Formerly high end production studio space and light manufacturing. Would be good for warehouse, distribution, creative space and showroom. Broker co-op.

Convenient Boyle Heights location with easy access from the 5, 60, 101 freeways.

Heavy power with approval for further heavy up

Open floor plan over three separate areas - clearspan

HVAC throughout buildings

2 fenced parking lots with remote access to frontage

Showroom, creative space, distribution, warehouse, flex, industrial

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Interior view of conjoined building



Interior view of building 3605

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
KTS Effects Inc.	7,476	

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## Property Photos



Interior view



Interior view

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## Property Photos



Interior view



Interior view with ground level door

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## Property Photos



Stairs to side fenced parking lot



1 of 2 restrooms

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## Property Photos



2 of 2 restrooms



Utility sink

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## Property Photos



Exterior



Interior view

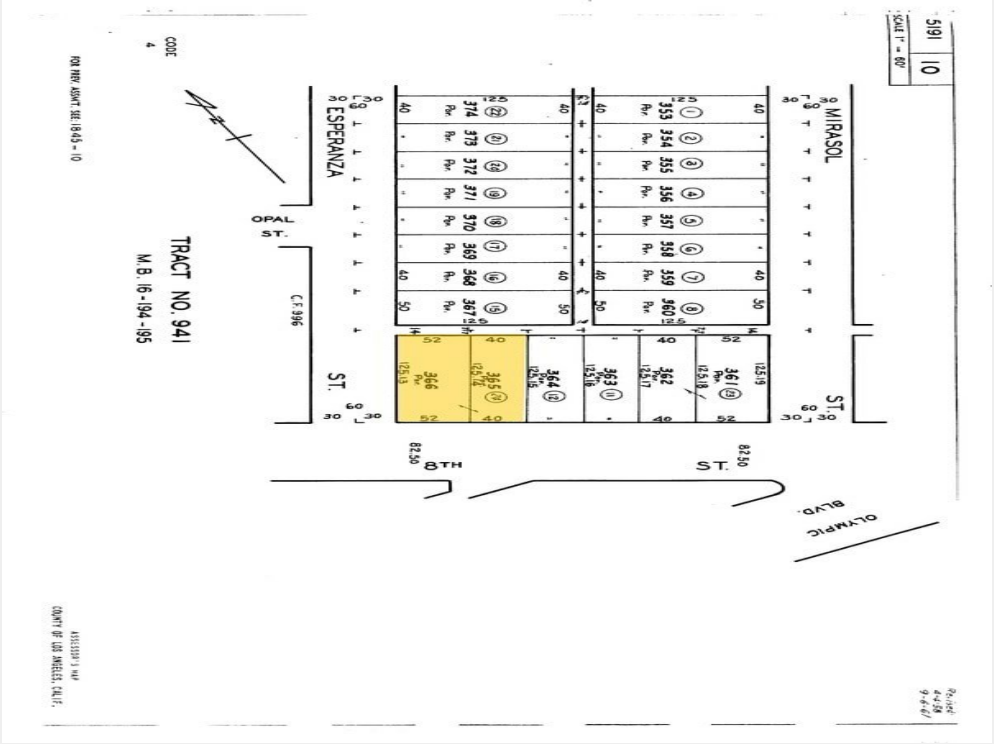
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## Property Photos



Steel double doors



Plat Map

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## Property Photos



Remote controlled gate



Remote controlled gated parking

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## Property Photos



Additional fenced parking lot #2



Interior fenced parking lot #2 w/access to bldg

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## Property Photos



Corner of Esperanza and E 8th St



automatic gate opener

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## Location

