

# FOR SALE

154 W 23<sup>RD</sup> STREET  
LOS ANGELES, CA 90007

# ±7,621 SF

## INDUSTRIAL BUILDING



For more information, please contact:

**Daniel Park**

(213) 446-0396

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

DRE# 01227056

**PARK INDUSTRIAL**  
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

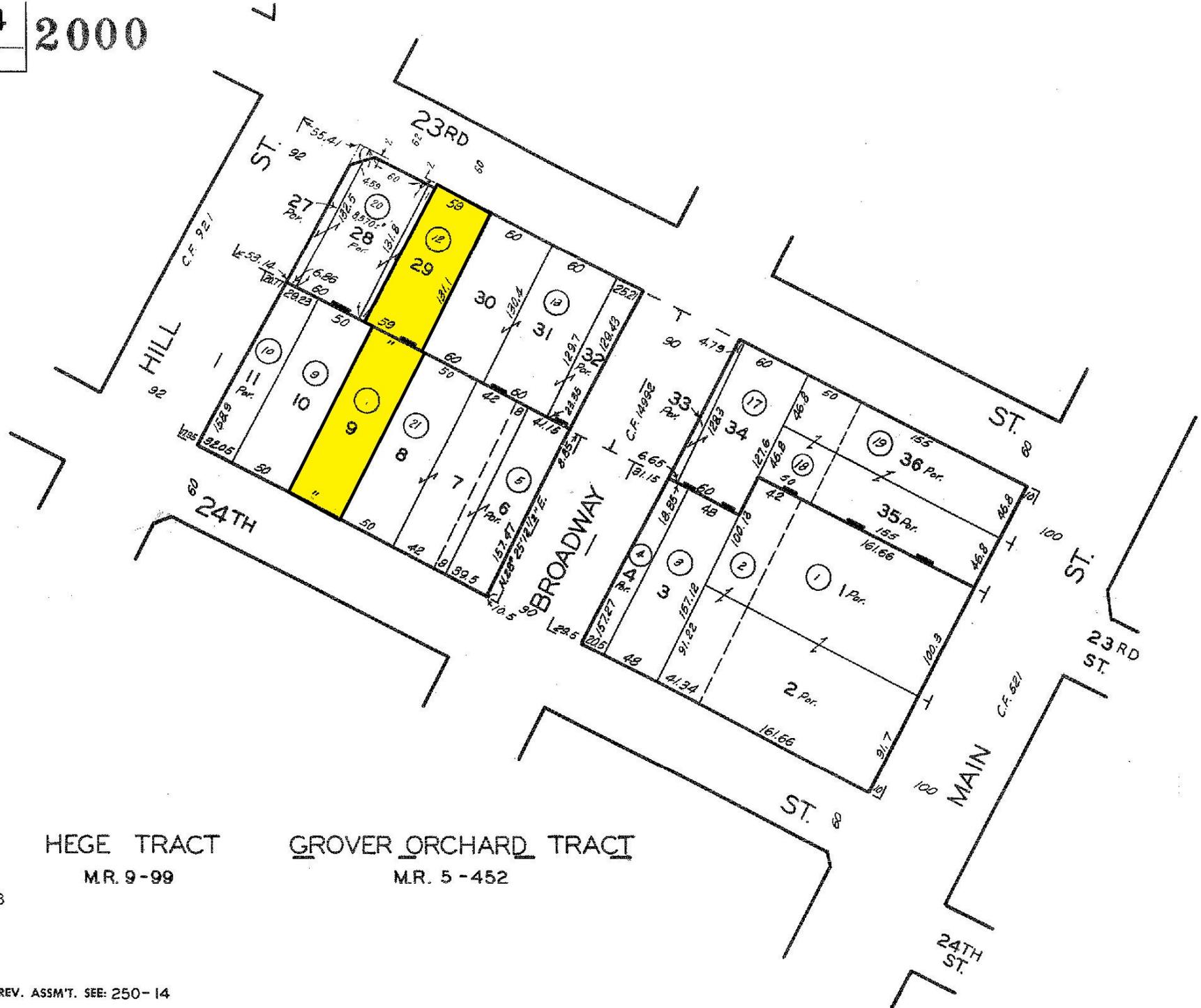
Park Industrial Realty  
800 McGarry St, 5<sup>th</sup> Floor  
Los Angeles, CA 90021  
Corporation DRE# 01983713

Building SF:	7,621 SF	• Excellent owner-user purchase opportunity
Land SF:	15,685 SF	• Hard to find industrial building with large yard close to Downtown LA just 3 blocks south of Washington Blvd
Office SF:	1,600 SF	
Year Built:	1962	• Approximately 8,000 square feet of secure fenced & gated yard for 25 car parking and truck loading
Clear Height:	14'	
Power:	400a, 120-240v, 3p, 4w	• Heavy 3 phase electrical power – 400 amp
Loading:	2 GL	• Two street frontage – 23 <sup>rd</sup> St & 24 <sup>th</sup> St
# Parking:	25	• 2 ground level doors
Zoning:	M1	• Excellent freeway access
Sale Price:	\$1,990,000 (\$261.12/SF)	• Opportunity zone
		• APN: 5126-034-008, -012

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.

5126 | 34 | 2000  
SCALE 1" = 80'

89  
1999/00



HEGE TRACT  
MR. 9-99

GROVER ORCHARD TRACT  
MR. 5-452

CODE  
6658

FOR PREV. ASSMT. SEE: 250-14

ASS  
COUNTY OF

