

For Sale

±12,497 SF

4000 S Broadway
Los Angeles, CA 90037



For more information, please contact:

Daniel Park

(213) 446-0396

Danielpark777@hotmail.com

DRE# 01227056

PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

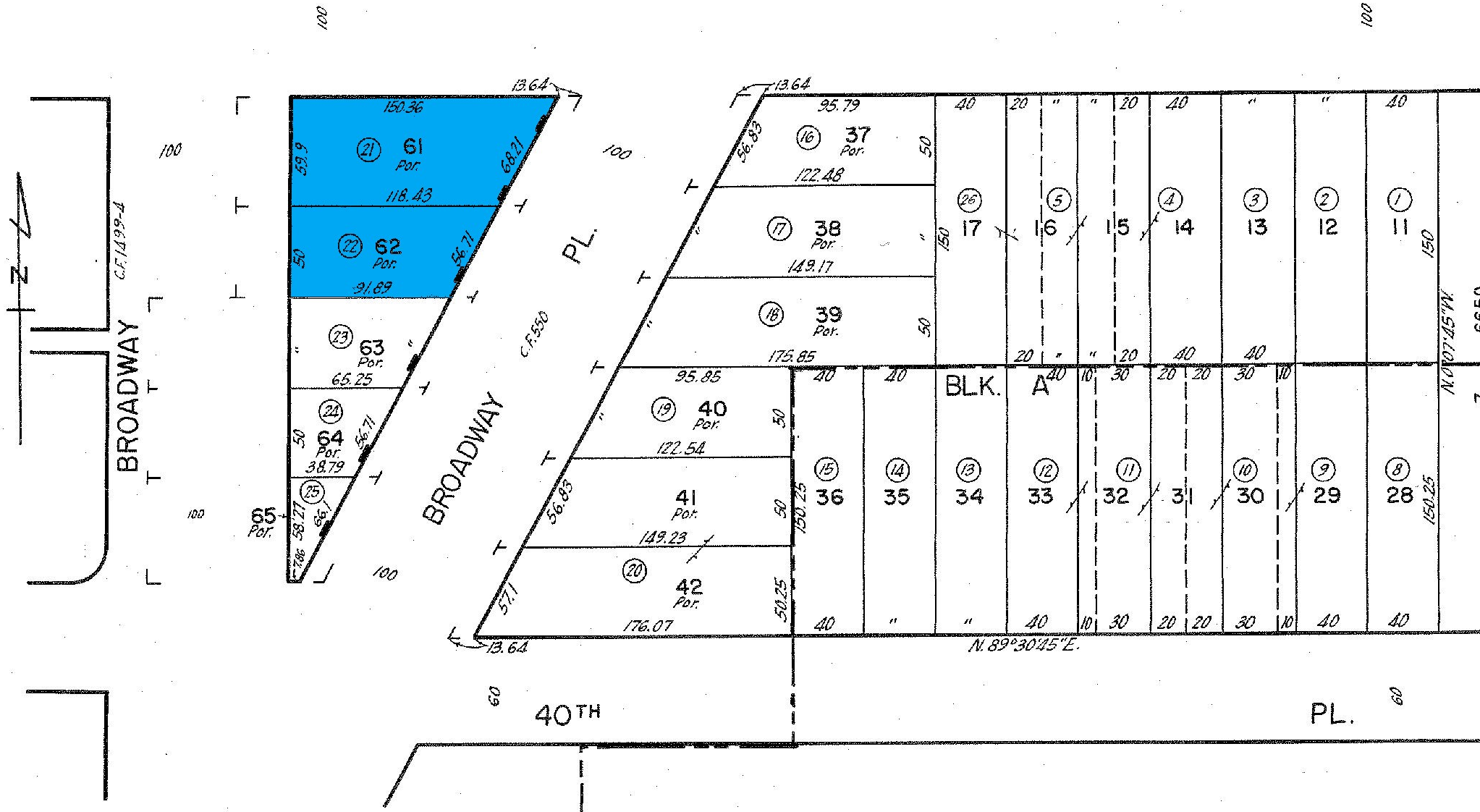
Park Industrial Realty
800 McGarry St, 5th Floor
Los Angeles, CA 90021
Corporation DRE# 01983713

Building SF:	12,497 SF	• Partial 2-story building
Land SF:	13,378 SF	• 8,197 SF first floor & 4,300 SF second floor
Year Built:	1950, 1913	• Major signalized corner location
Ceiling Height:	10' – 18'	• Occupying the entire block between Broadway & Broadway Place
# Parking:	12 (estimated)	• 18' high ceiling warehouse
Zoning:	C2	• Great for owner user, investor, developer
Sale Price:	\$2,100,000 (\$168.04/SF)	• Just south of DTLA close to USC, LA Memorial Coliseum
		• Located in Opportunity Zone

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.

MARTIN LUTHER KING JR.

BLVD.



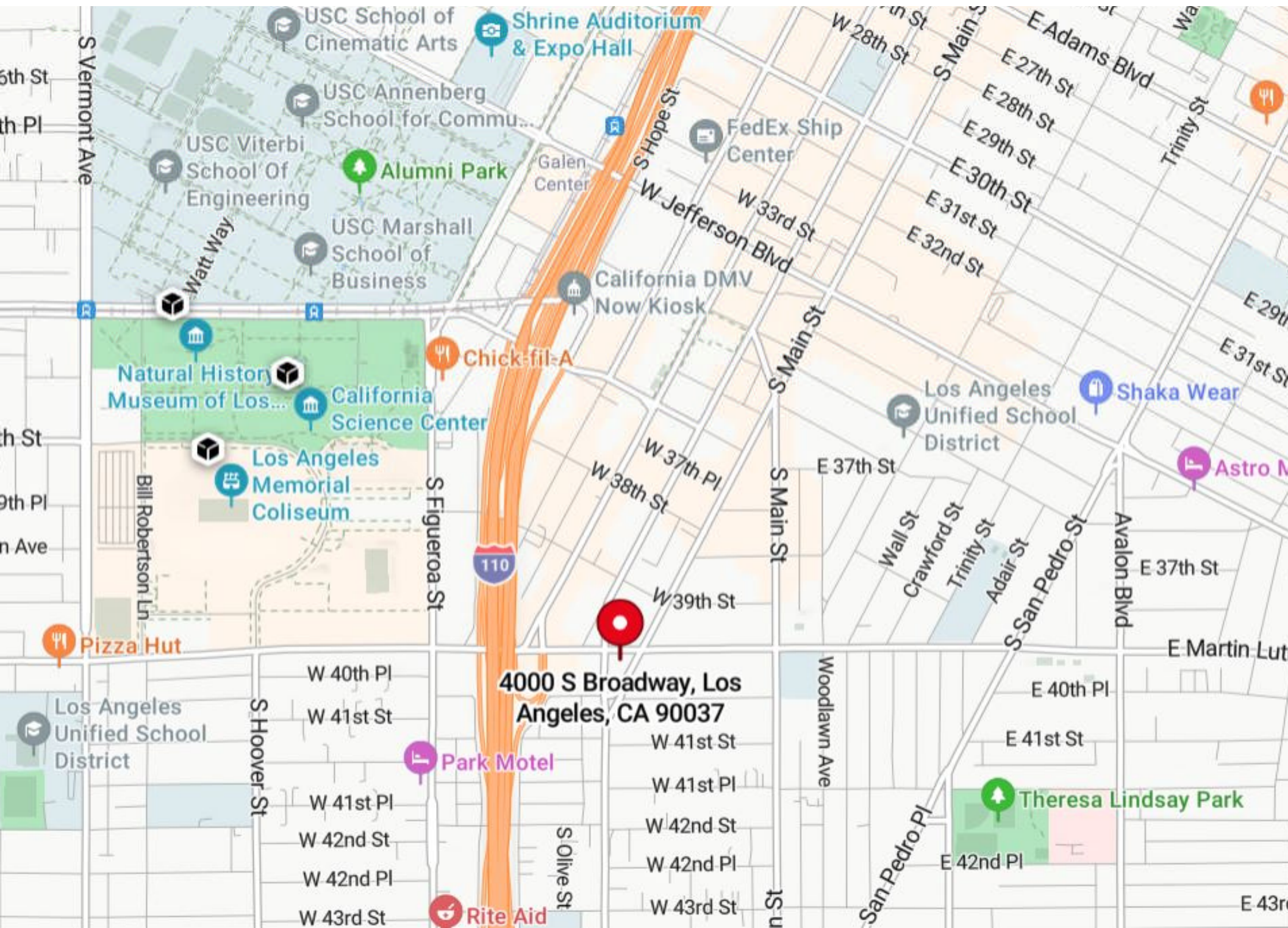
CODE
7
6659

MAIN STREET BOULEVARD
TRACT
M.B. 5-32

BOWEN AND CHAMBERLIN'S MAIN
AND FIGUEROA STREET TRACT NO. 2
M.B. 7-5

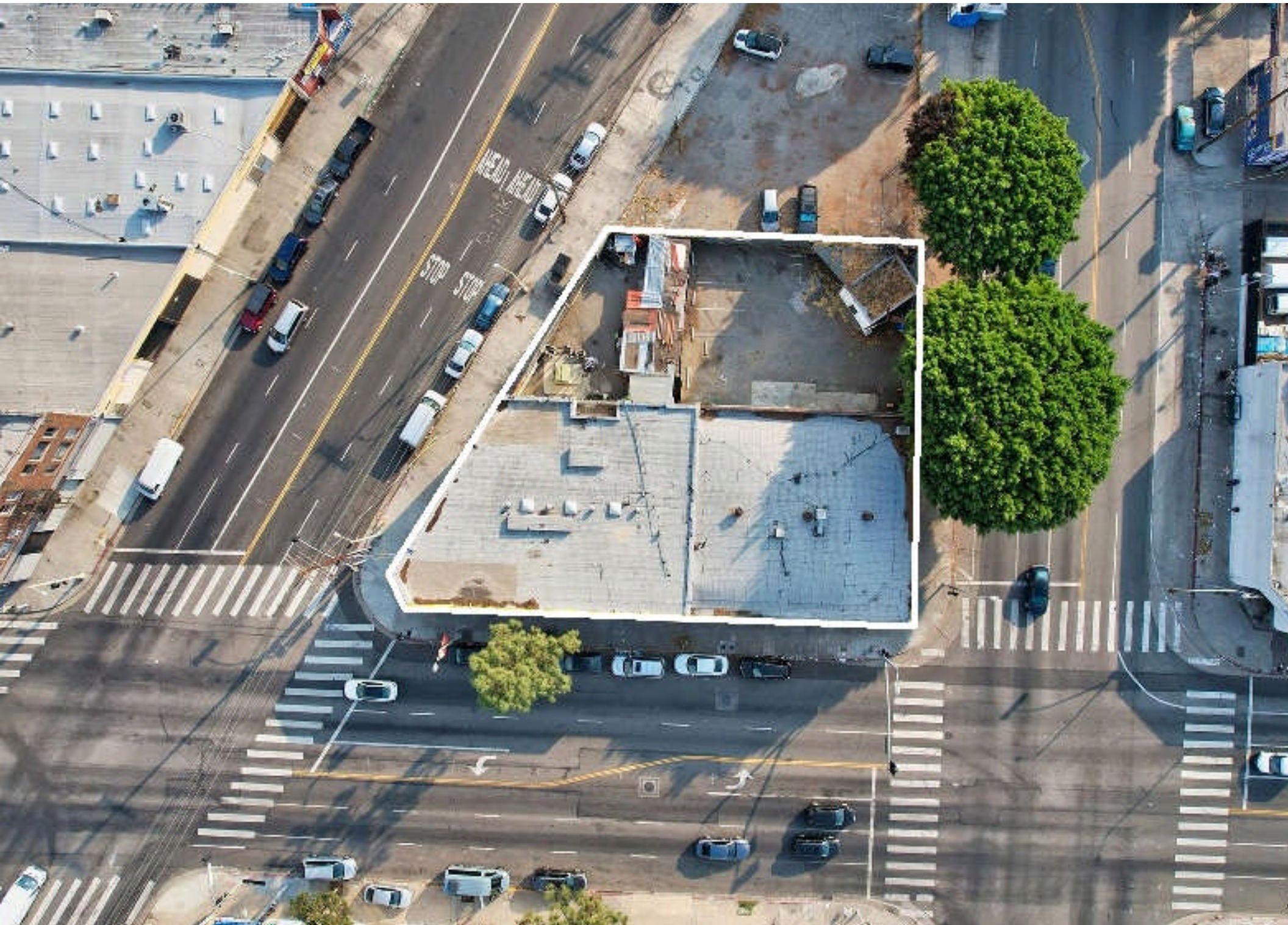
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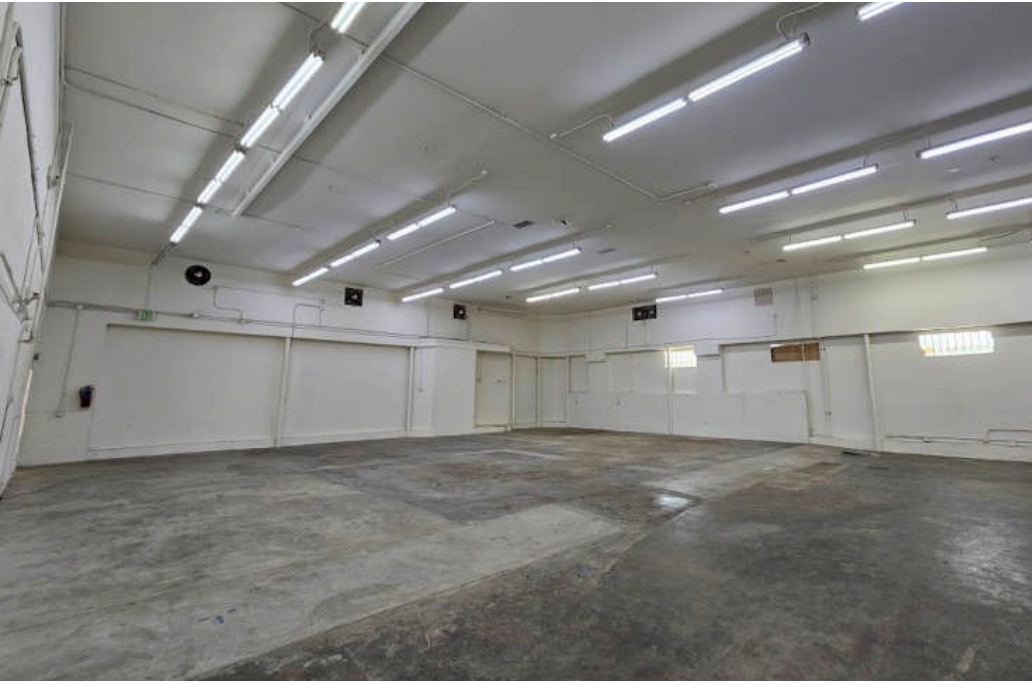
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