



FOR SALE | \$1,500,400 (\$310 / SF)

1385 E 15th Street | Los Angeles, CA

**Hard to find industrial building of ±4,840 SF Just 2 Blocks North of the 10 Fwy
Features a Double Lot of Paved, Fenced and Gated Yard for 18 Car Parking
Building Size: ±4,840 SF | Lot Size: ±11,021 SF**

FOR MORE INFORMATION, CONTACT:

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CADRE #02030559

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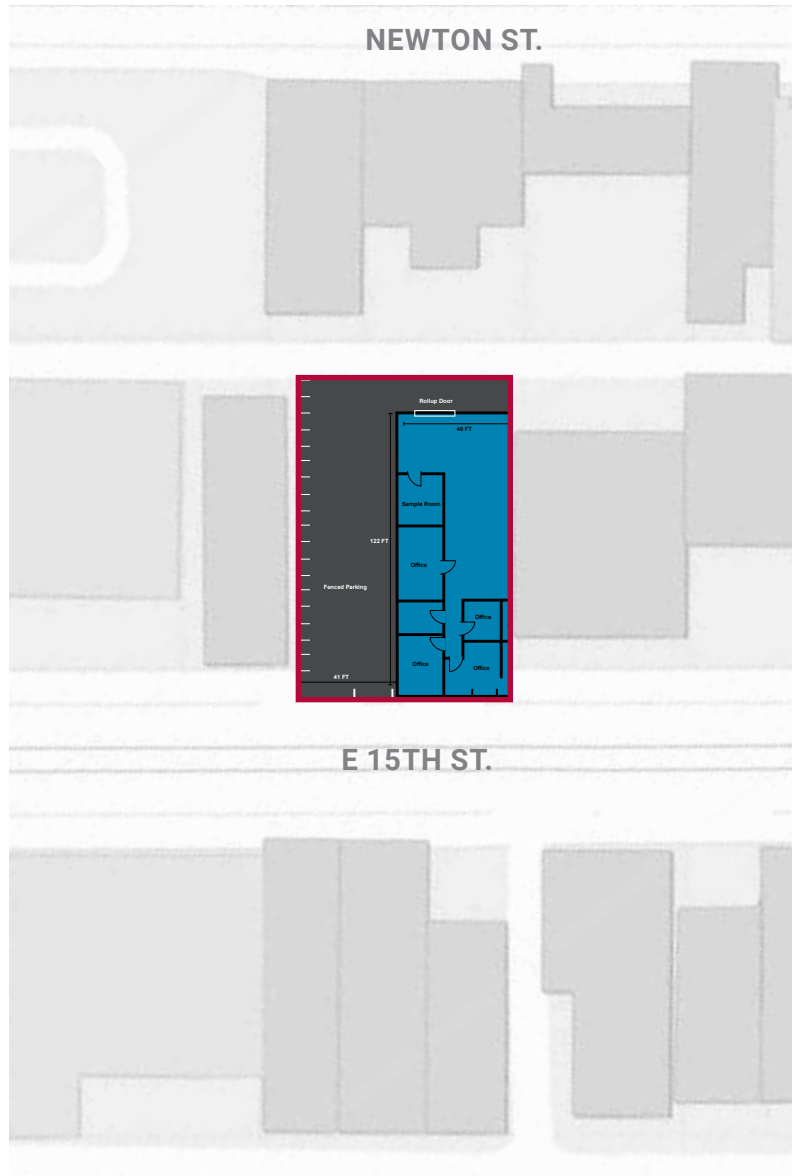
CADRE #00833131

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



Highlights

Site Plan



Offering Highlights



±4,840 SF Building | Existing warehouse built in 1973



Class "C" Industrial Building | Just a Few Blocks from the Fashion Wholesale Mart.



Ample Parking | Parking ratio of 3.7 per 1,000 SF with 18 surface parking available on-site. Fenced and secure yard area.



2025 Refurbishments | Newly painted offices, restrooms and warehouse walls. New Warehouse Lighting (LED w/ high bays). All Concrete Floors Polished.



Delivered Vacant | Offered vacant—ideal for an owner/user or investor.



Functional Industrial Specs | 14' minimum clearance height and 1 grade-level loading door.



Excellent Freeway Access | Located just 2 blocks from the 10 Freeway, providing prime logistical access.



Prime Infill Location | Situated in the Downtown Los Angeles Warehouse District, surrounded by strong industrial demand drivers.

Property Overview

1385 E 15th Street | Los Angeles, CA

Property Details

Building Area: ±4,840 SF

Lot Size: ±11,021 SF

Office Size: ±1,200 SF

Loading: One (1) Grade-Level Door

Ceiling Clearance: 14'

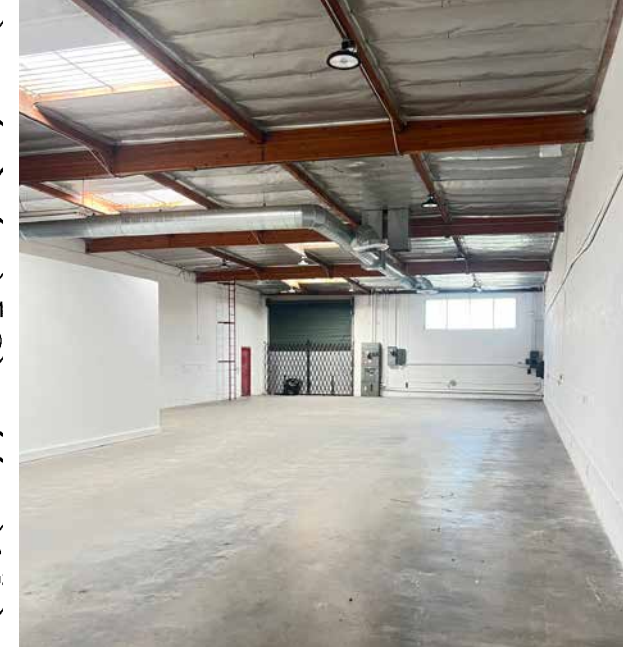
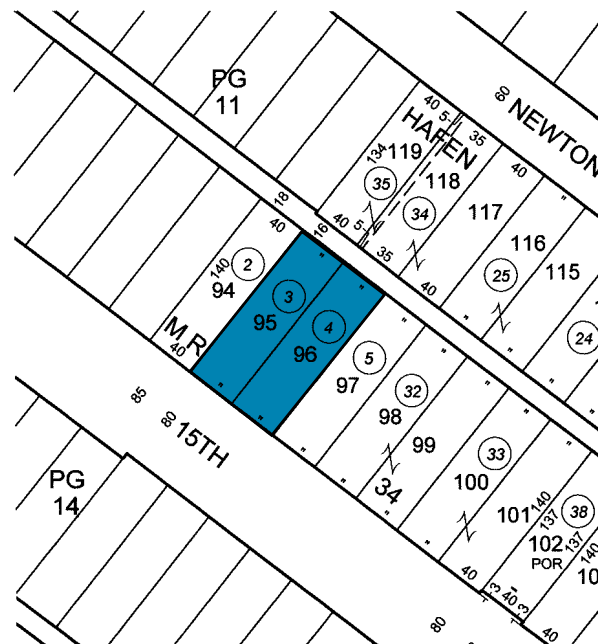
Year Built: 1973

Power: Meter # 1: 600A, 3P, 240V, 3W
B-Phase High Leg
Meter # 2: 200A, 1P, 240V, 4W
B-Phase High Leg

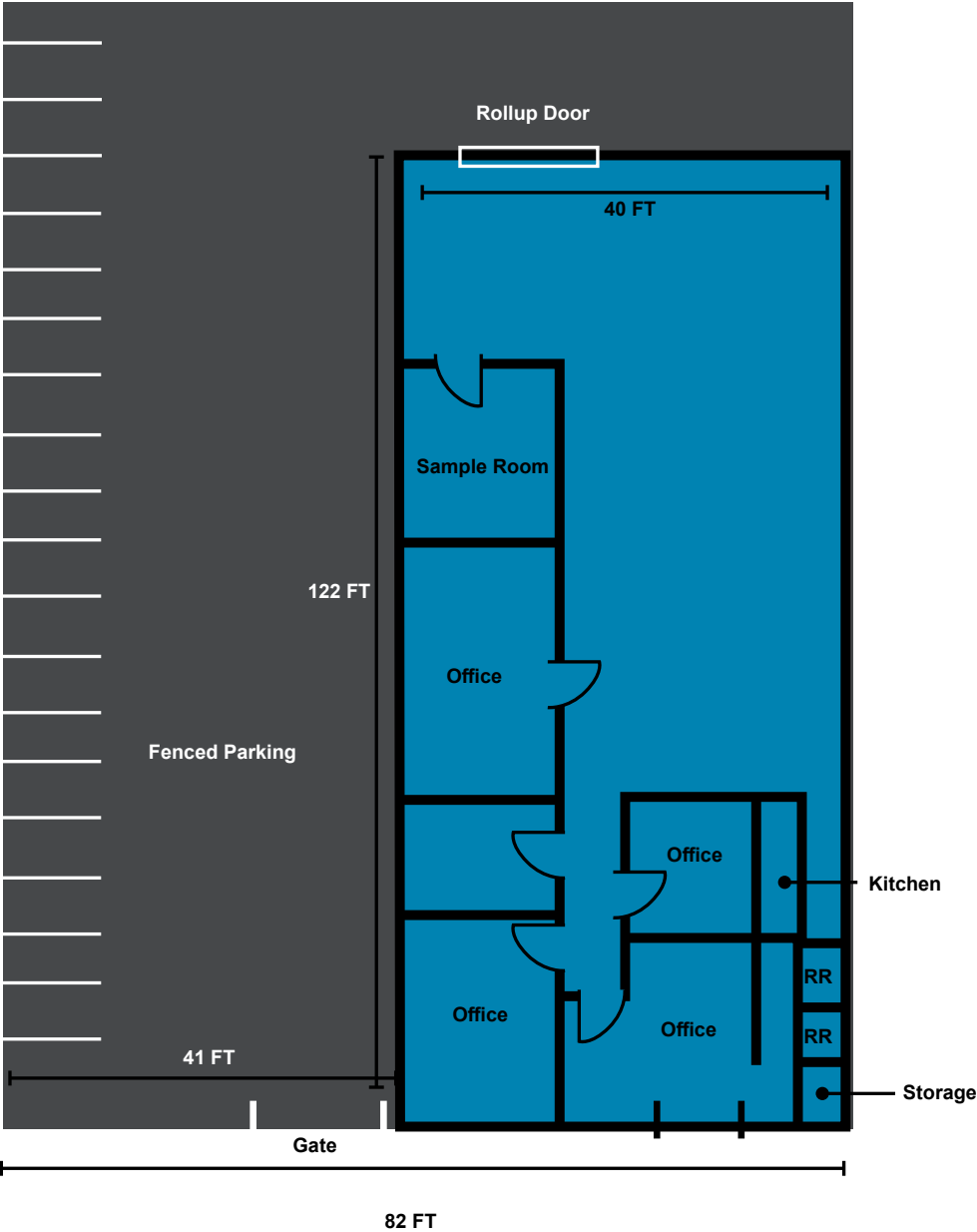
Parking: Paved, Fenced and Gated Yard for 18 Cars

Zoning: M2 (Heavy Industrial)

Building Class: Class C Industrial / Warehouse



Site + Floor Plan



N
*NOT TO SCALE

Photos



Front of Building



Kitchenette

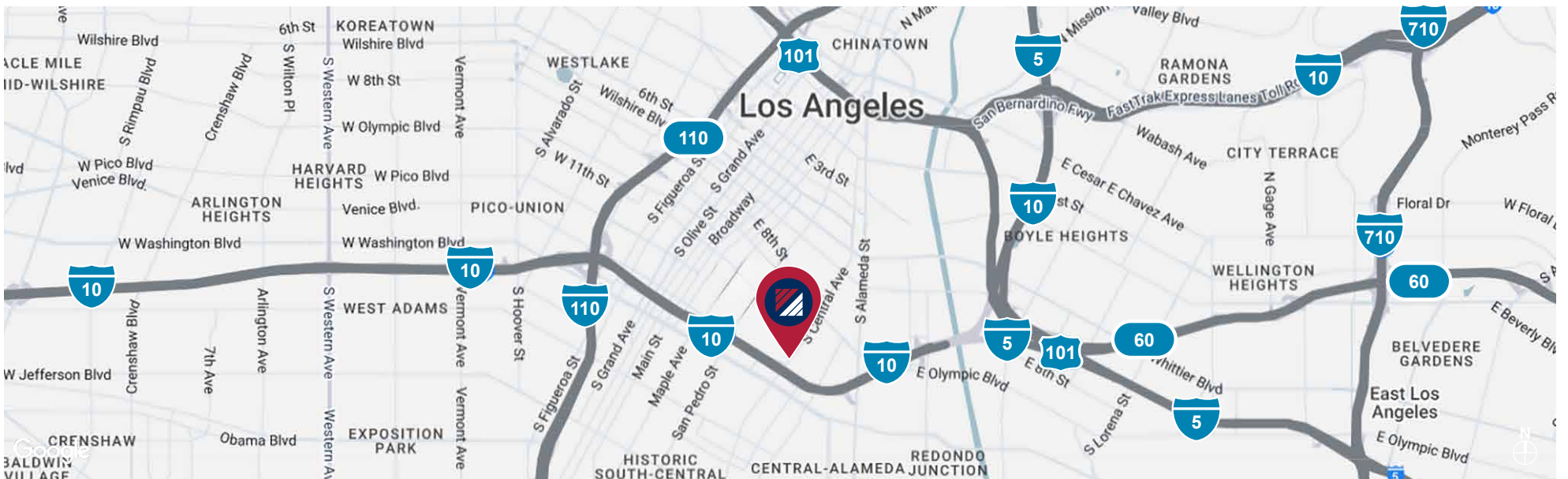
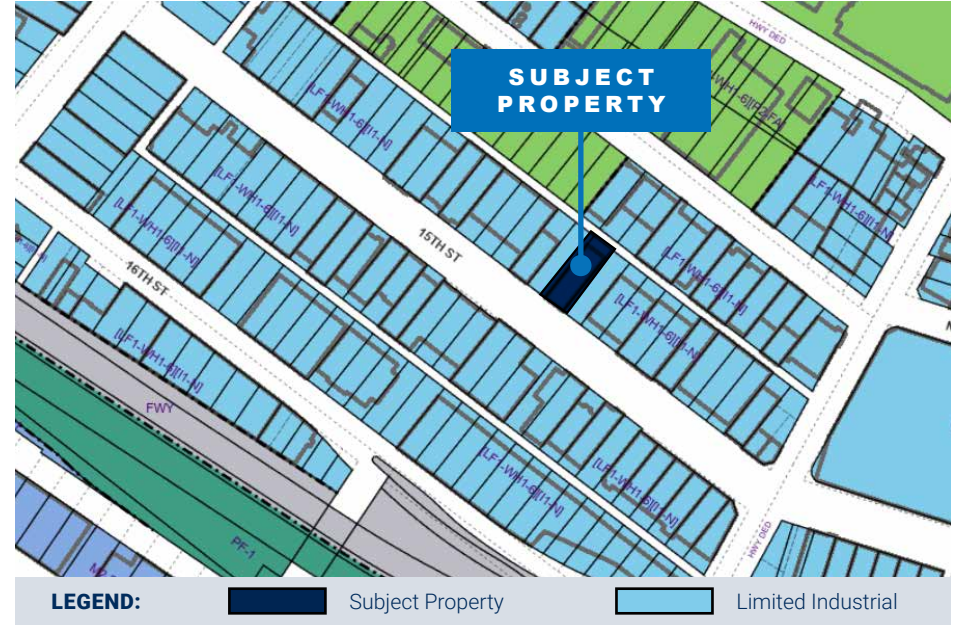


Parking Lot



Warehouse

Local & Zoning Maps





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