

FOR SALE/LEASE

823 MATEO ST
LOS ANGELES | CA 90021

FOR MORE INFORMATION PLEASE CONTACT:

DAVID MUIR
EXECUTIVE VICE PRESIDENT

P: 213.270.2244
david.muir@daumcommercial.com
CADRE #01210653



±5,850 SF
SQUARE FEET



± 1,000
OFFICE SF



14 ft
CLEAR HEIGHT



3
GL DOORS

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.

 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

±5,850 SF INDUSTRIAL

± 5,850 SF

INDUSTRIAL

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OFFERING SUMMARY

Sale Price:	\$2,869,250
Price / SF:	\$490.47
Lease Rate:	\$7,150 / Month
Building Size:	± 5,850 SF
Lot Size:	± 7,011 SF
Zoning:	M3-1-RIO
Yard:	Fenced / Paved

PROPERTY HIGHLIGHTS

- In the Heart of DWTN Arts District
- Functional Building Layout for Many Industrial Uses
- M3 Heavy Industrial Zoning
- Walking Distance to Warner Music Group Corporate Office
- On Site Parking/ Yard Space
- Located in Opportunity Zone
- Permitted Spray Booth

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