

FOR SALE



3301 E 14th St

Los Angeles, CA 90023



Karl Markarian

818.433.0548

karl.markarian@expcommercial.com

www.expcommercial.com

Daniella Mikhael-Fard

818.809.3816

daniella.mikhael-fard@expcommercial.com

www.expcommercial.com

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818.433.0548

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Section 1

Property Information



Property Summary

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PROPERTY DESCRIPTION

Unlock the potential of this versatile 31,502 SF freestanding industrial warehouse located in the heart of Boyle Heights, just minutes from Downtown Los Angeles. Situated on a 1.15-acre gated lot, this property offers exceptional functionality with M2 zoning, making it ideal for manufacturing, logistics, distribution, or cannabis-related uses.

The building features a classic bow-truss construction, up to 22' clear ceiling heights, multiple dock-high and ground-level loading doors, and a fully fenced yard with ample space for parking, storage, or staging. With 1,000 amps of heavy power (480V 3-phase) and a dedicated HVAC office space, the facility is equipped to support demanding operations.

Strategically positioned with immediate access to the 5, 10, and 710 freeways, this is a rare chance to secure a high-utility industrial asset in one of L.A.'s most active commercial corridors.

Whether you're an owner-user or investor, this property delivers scale, power, and positioning in one of the city's most sought-after industrial submarkets.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$9,250,000
Lot Size:	50,112SF
Building Size:	31,502 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	580	1,402	5,341
Total Population	1,912	5,018	20,359
Average HH Income	\$50,658	\$63,990	\$69,268

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Offering Summary

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OPPORTUNITY SUMMARY

BUILDING SF	31,502 SF
YEAR BUILT	1941
OFFICE SF	3,000 SF
LOT SIZE	50,112 SF
POWER	1,000 AMPS / 40V / 4PH
ELECTRICAL POLE	On-Site (Power Upgrade Available)
OCCUPANCY	Tenant Occupied (Delivered Vacant)
LOADING DOCK	One (21 FT wide)
GROUND LEVEL DOORS	Five
CEILING HEIGHT	12' to structural beams, 22' at center
ZONING	M2
PARKING	Surface - 75 to 80 spaces
HVAC	Office area only

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Highlights

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PROPERTY HIGHLIGHTS

- Prime Eastside Location – Situated in the heart of Boyle Heights, minutes from Downtown LA, Arts District, and major transit corridors including I-5, I-10, and I-710.
- Corner Lot Visibility – Highly visible corner location with gated access, ideal for logistics, distribution, manufacturing, or creative industrial use.
- Freestanding Industrial Warehouse – Approx. 31,500SF building on a +/- 50,000SF lot offering flexibility for owner-users or investors.
- Heavy Power & Clear Height – Equipped with 400 amps of power and 14-16' clear height, suitable for diverse industrial operations.
- Zoned LAM2 – Allows for a wide range of industrial, commercial, and creative uses with potential for value-add or redevelopment.
- Secure Yard & Parking – Ample gated yard space with dedicated parking and loading areas to accommodate trucks and delivery flow.
- Owner-User or Investment Opportunity – Perfect for an end-user or to lease out for strong rental income in a high-demand industrial corridor.
- Proximity to Rail & Port Access – Strategically located near the Union Pacific rail yard and within reach of Port of Los Angeles for logistics advantage.
- Surging Demand Area – East LA industrial properties are in high demand with limited inventory – capture value in an appreciating submarket.
- Positioned for Growth – Just blocks from new developments and gentrifying zones, this location is ideal for forward-thinking investors and operators.

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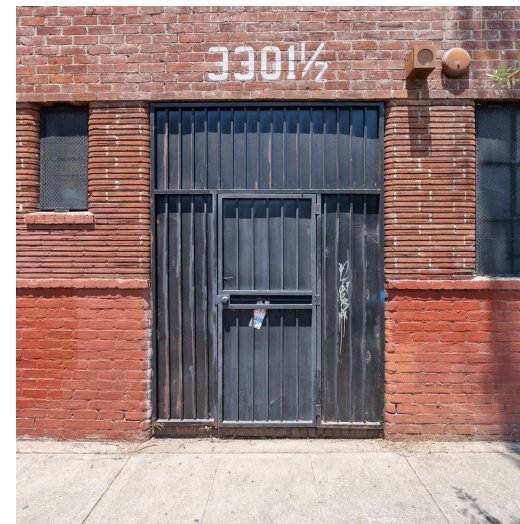
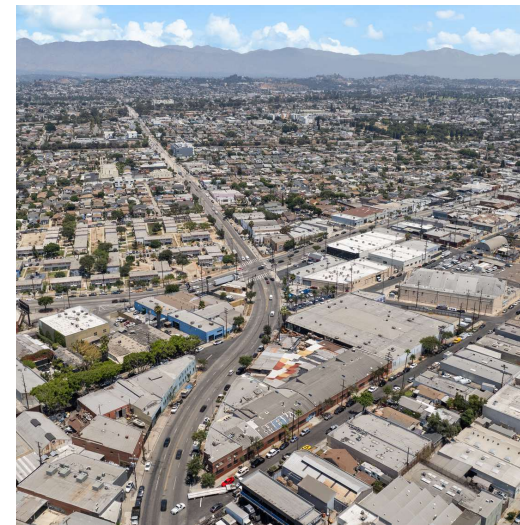
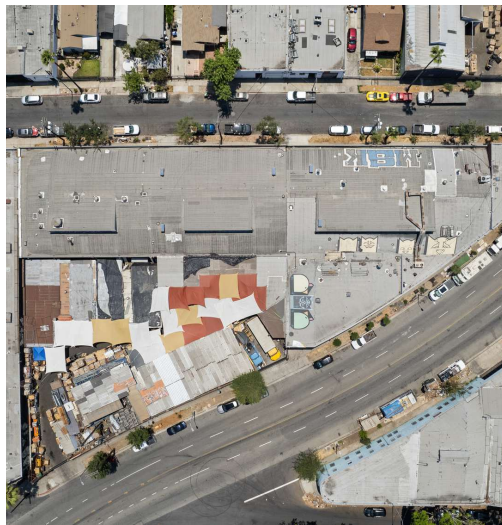
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Photos

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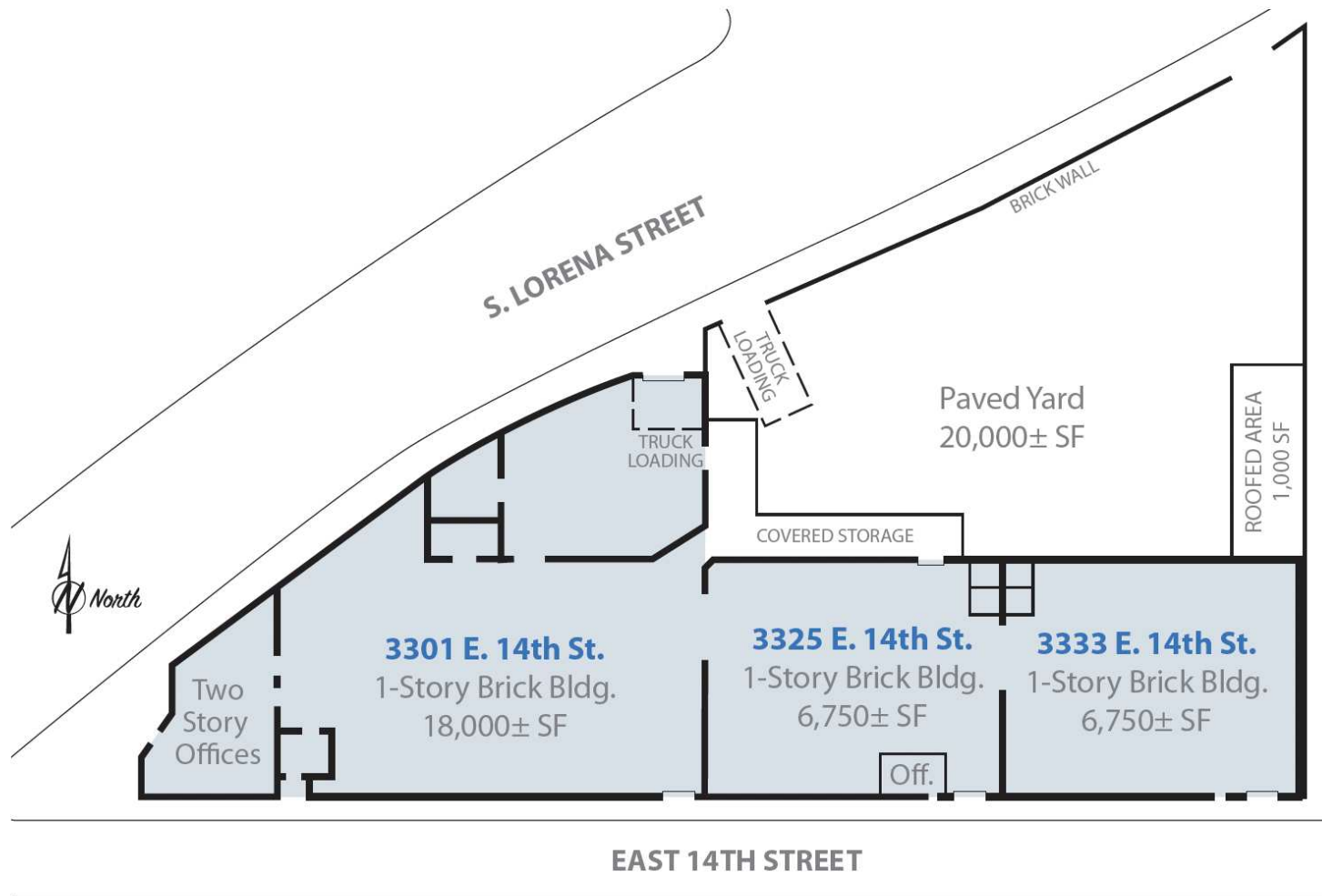
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Floor Plans

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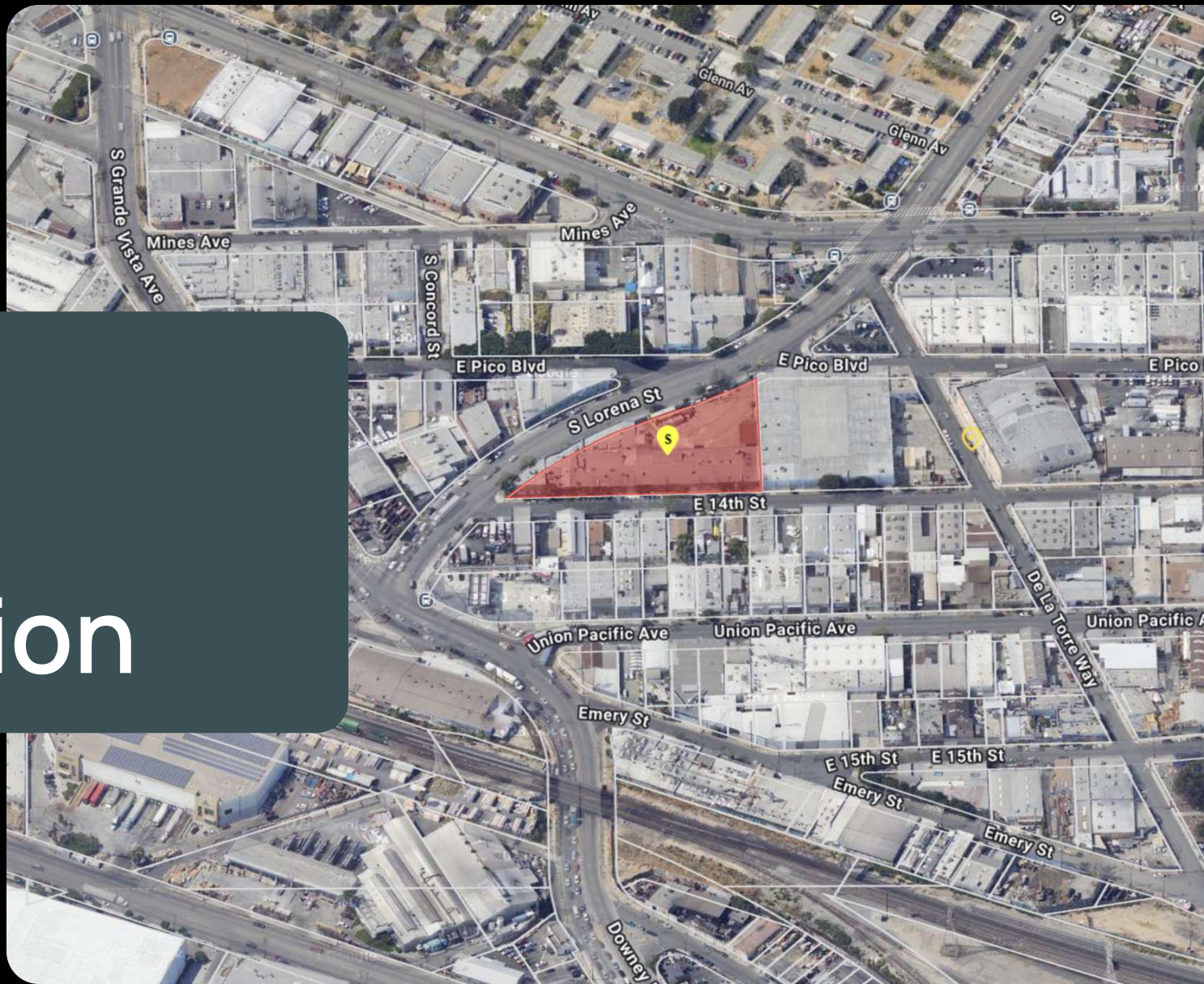
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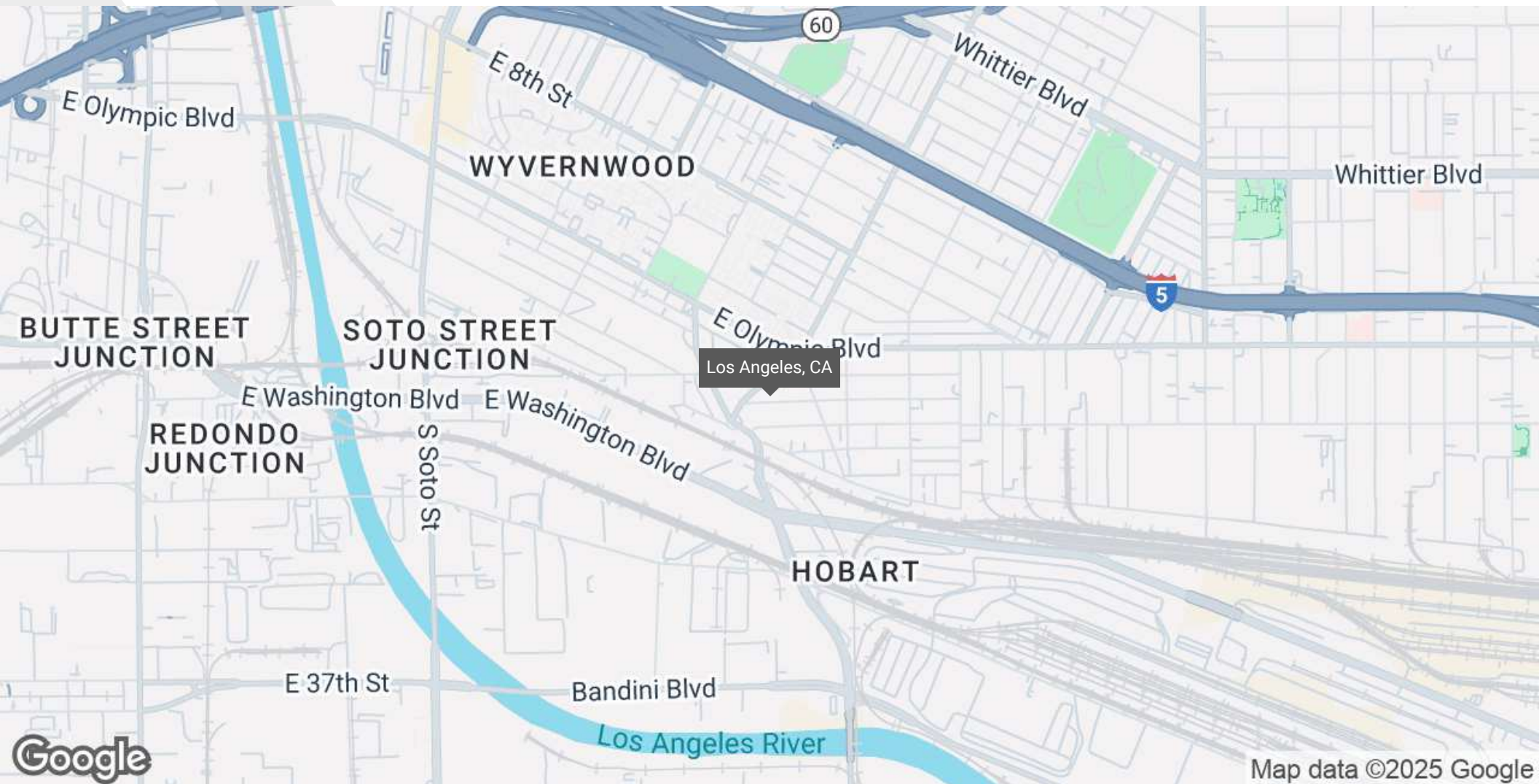
Section 2

Location Information



Regional Map

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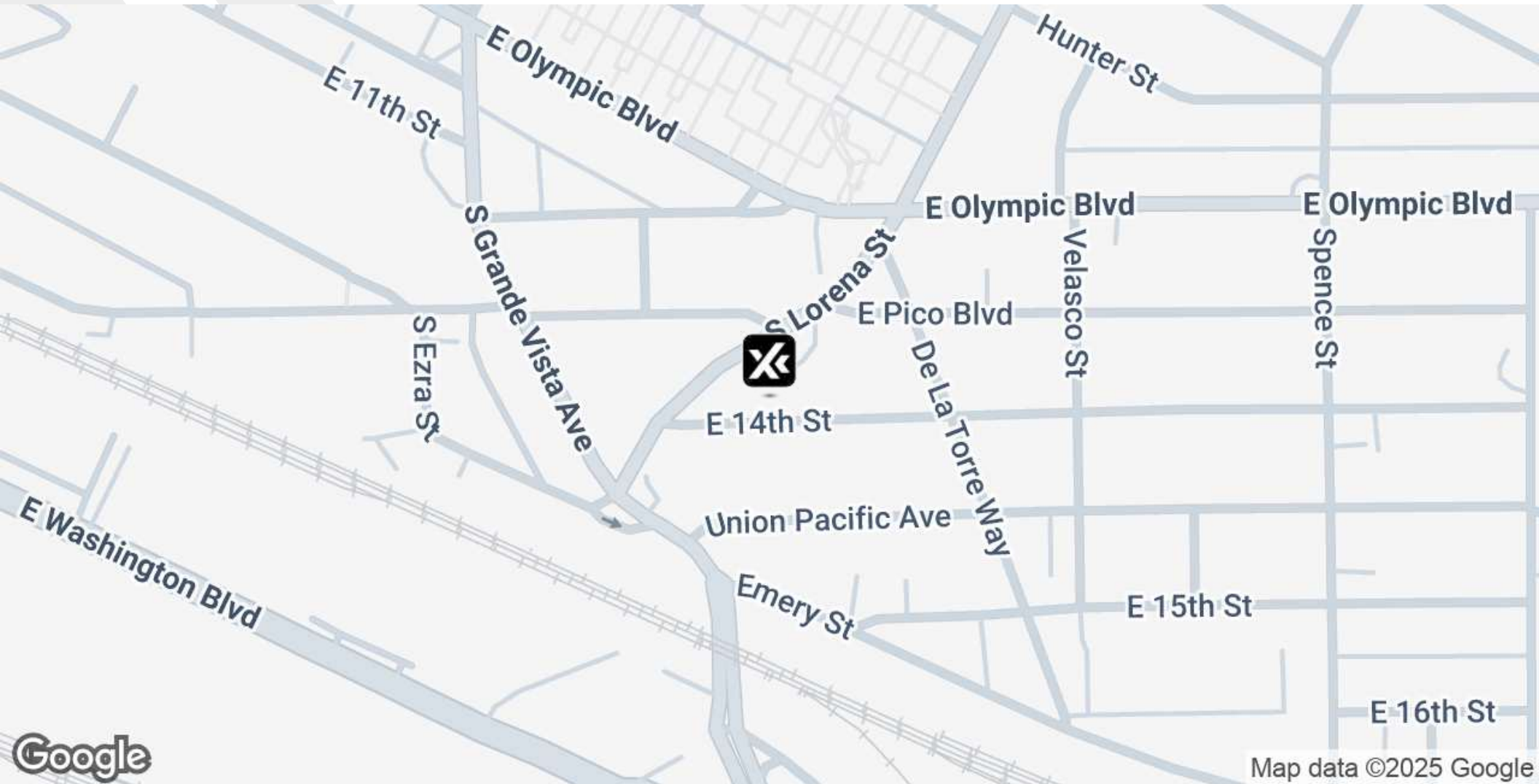
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Location Map

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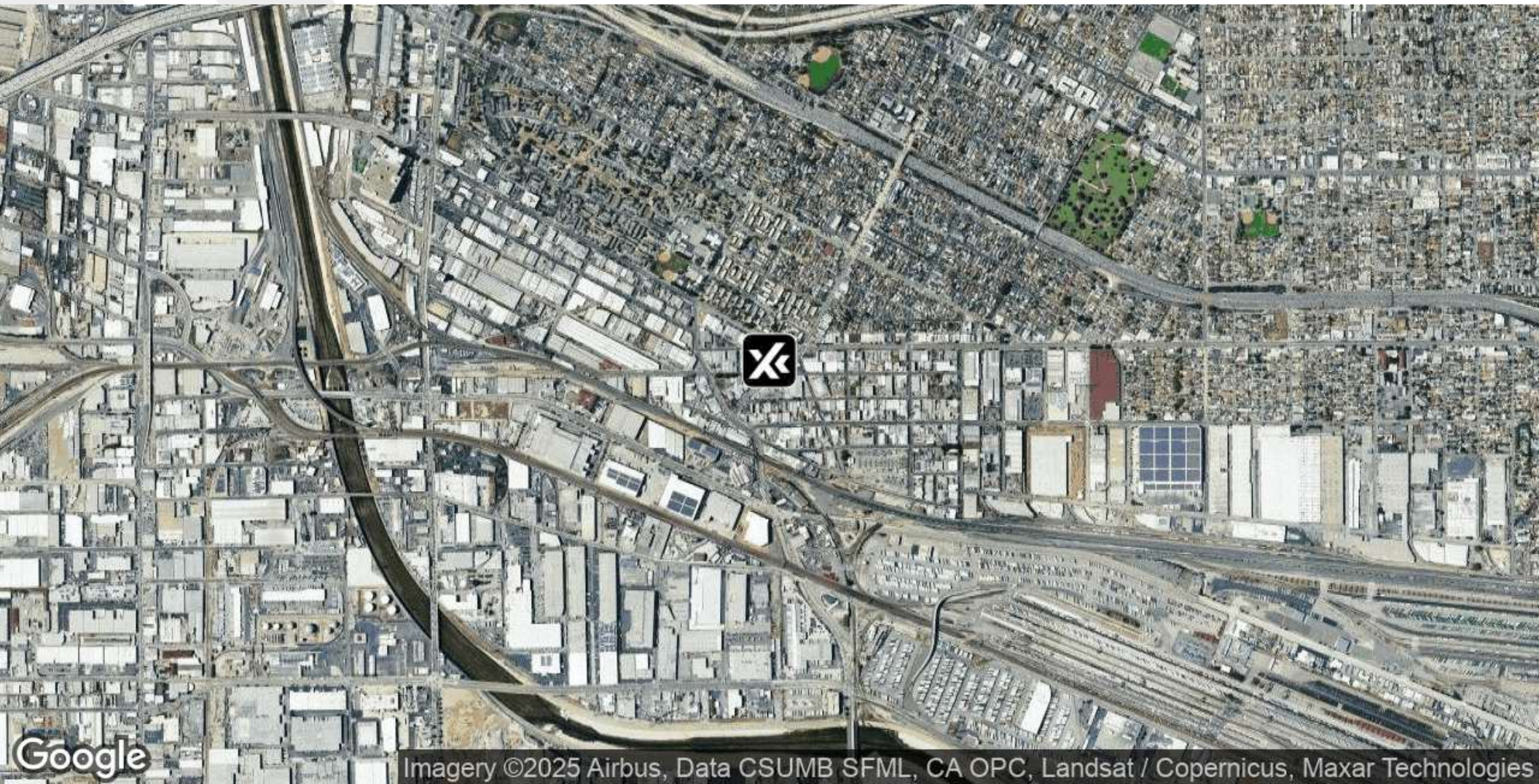
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Aerial Map

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Section 3

Demographics



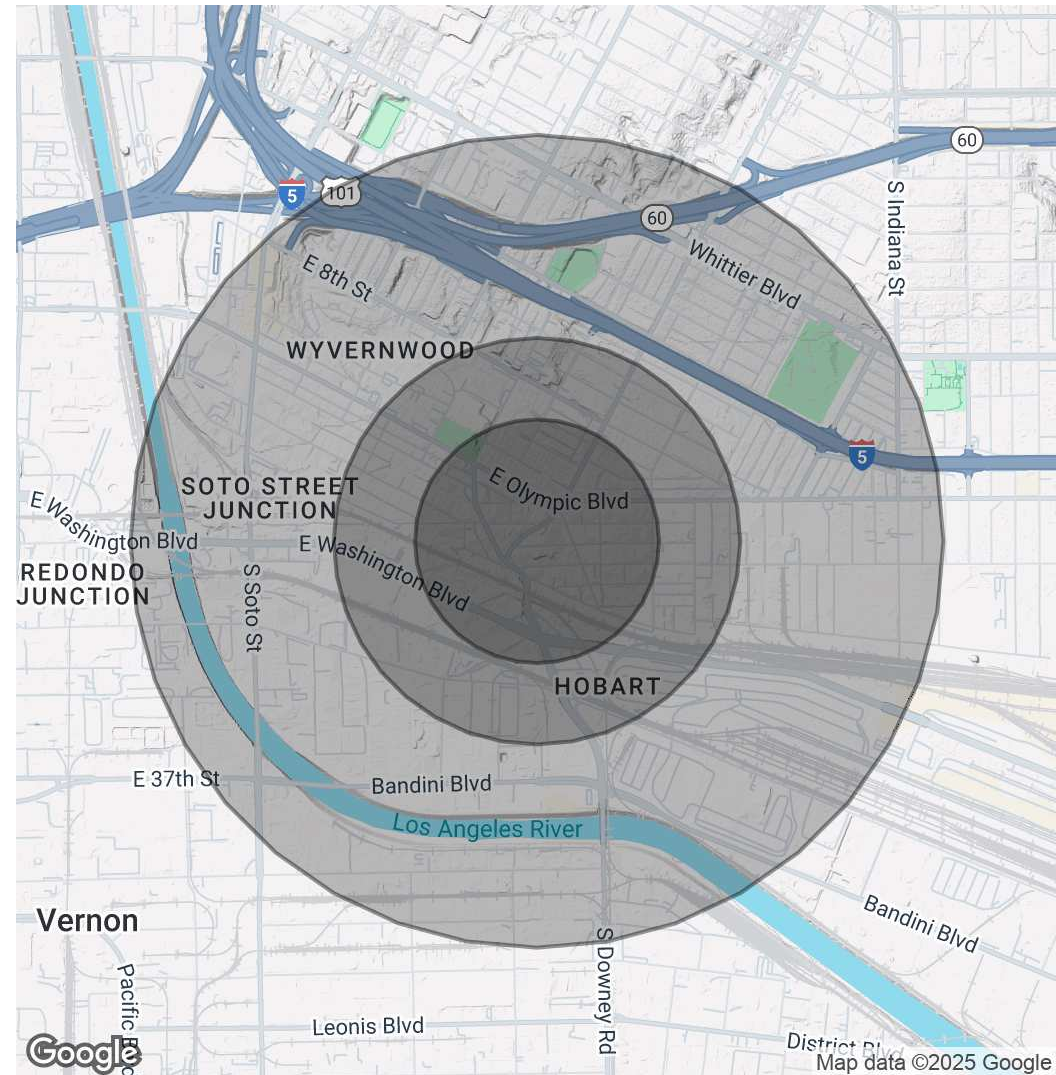
Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,912	5,018	20,359
Average Age	36	36	36
Average Age (Male)	34	35	35
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	580	1,402	5,341
# of Persons per HH	3.3	3.6	3.8
Average HH Income	\$50,658	\$63,990	\$69,268
Average House Value	\$1,060,469	\$905,870	\$756,688

Demographics data derived from AlphaMap



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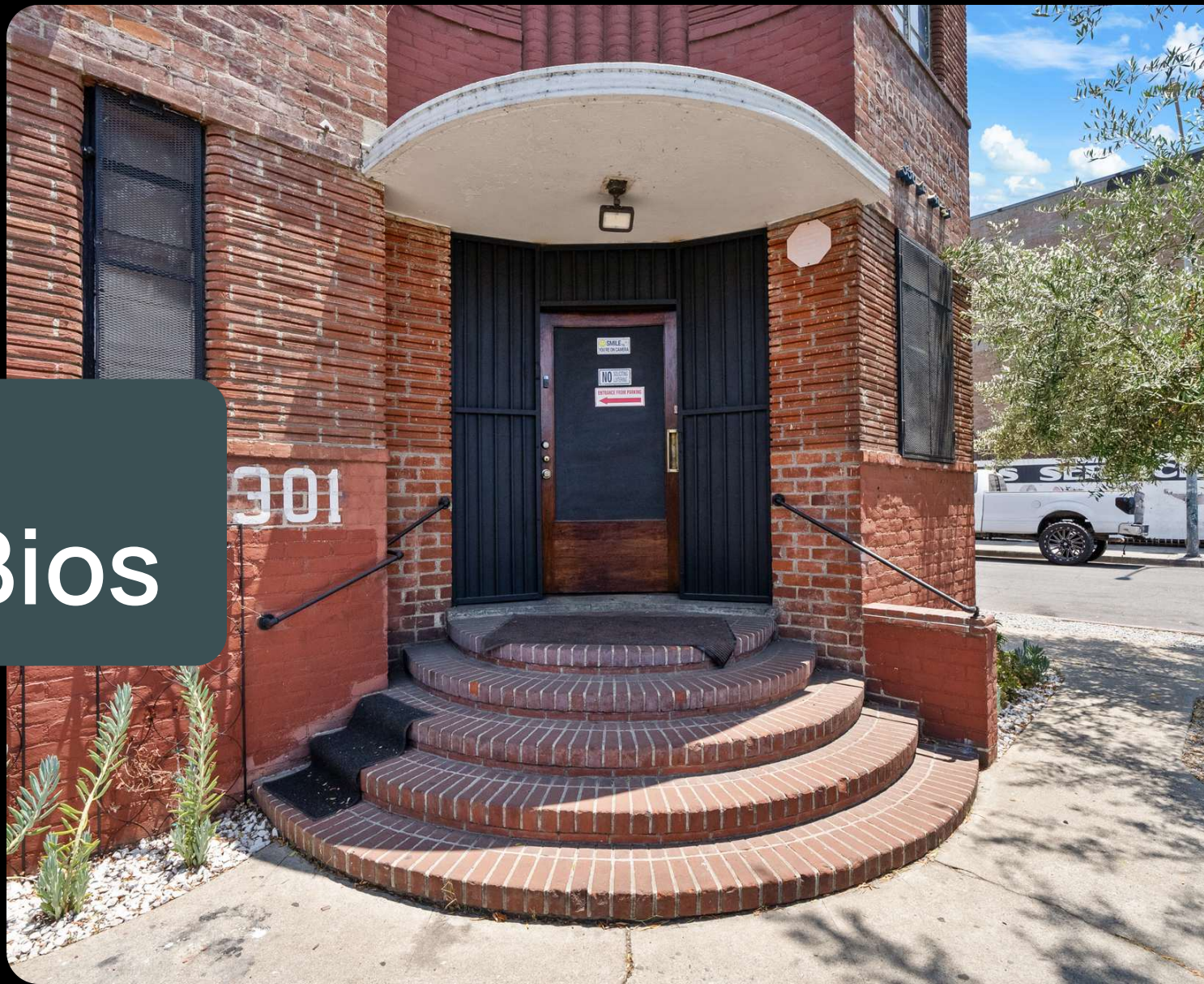
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Section 4

Advisor Bios



Advisor Bio 1

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KARL MARKARIAN

Senior Advisor and Vice-President of Sales

karl.markarian@expcommercial.com

Direct: **818.433.0548**

CalDRE #01932970

PROFESSIONAL BACKGROUND

Founder – One West Group at eXp Commercial Commercial Real Estate Advisor | 30+ Years of Industry Experience

With over three decades in the real estate industry, Karl Markarian brings a wealth of experience, market insight, and a proven track record of success. Having closed more than \$200 million in commercial transactions, Karl has built a reputation for delivering results across multifamily, retail, office, and development properties. As the founder of One West Group, Karl leads a dynamic team of commercial advisors dedicated to excellence, collaboration, and client-focused solutions. Backed by the national platform of eXp Commercial, One West Group combines local market expertise with a national reach, offering strategic opportunities to investors, developers, and property owners. Karl's approach is hands-on and relationship-driven, with a deep focus on growth, leadership, and long-term success, for his clients, his team, and the communities they serve.

eXp Commercial
2603 Camino Ramon Suite 200
San Ramon, CA 94583
855.451.1236

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Advisor Bio 2

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DANIELLA MIKHAEL-FARD

Advisor

daniella.mikhael-fard@expcommercial.com

Direct: **818.809.3816**

CalDRE #02245338

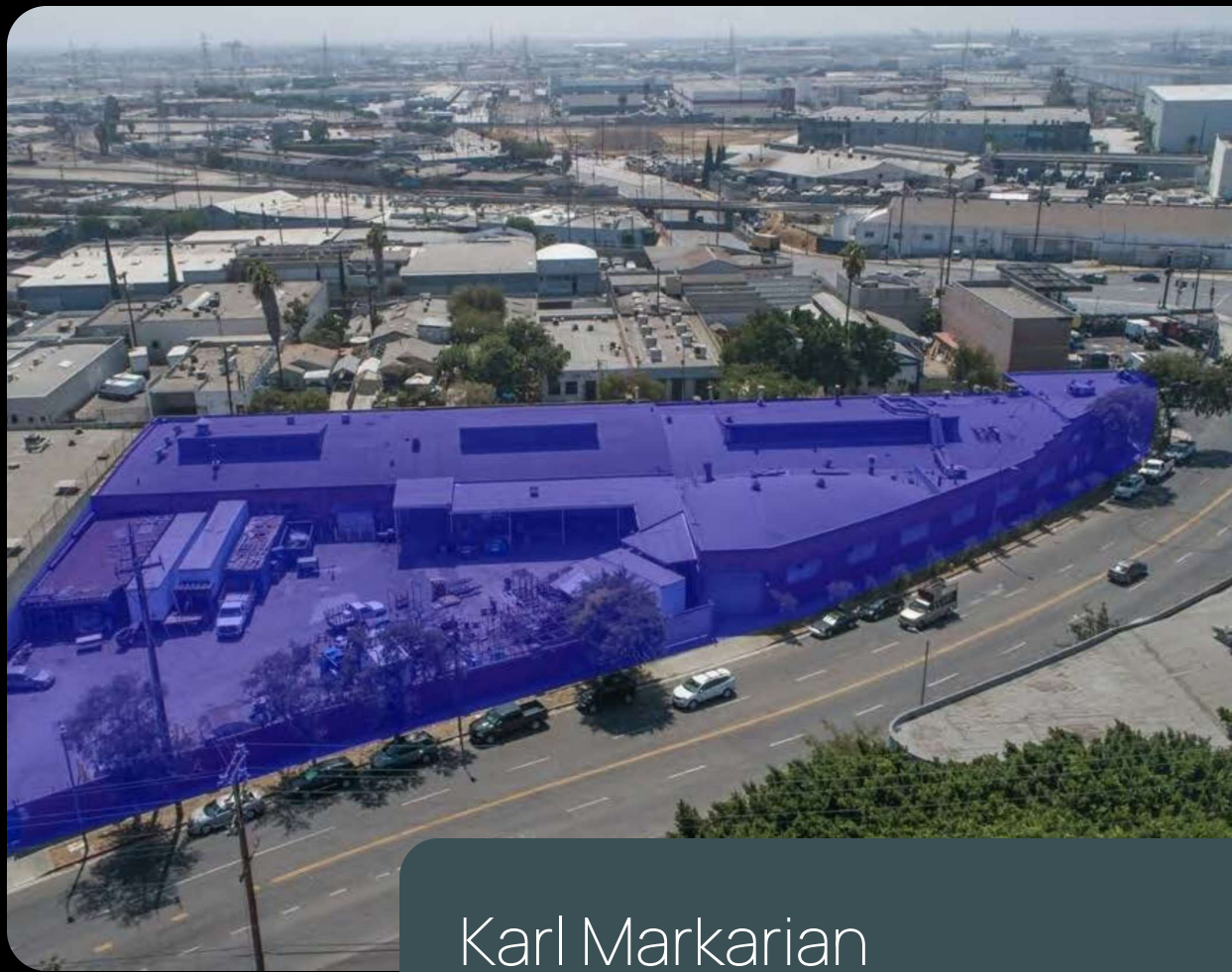
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