

Available SF 6,100 SF

Industrial For Sale

Building Size 6,100 SF



Address: 452-456 E 20th St, Los Angeles, CA 90011
Cross Streets: E 20th St/Trinity St

Prime Industrial Facility - Exceptional Office
 50% and Warehouse Space 50% Portion
 Approximately 3,350 SF of Immaculate Offices
 Near the Fashion District and DTLA 10 Fwy On/Off Ramp
 Free Mezzanine Space of 527 SF

Sale Price: \$2,300,000.00
Sale Price/SF: \$377.05
Available SF: 6,100 SF
Prop Lot Size: 0.17 Ac / 7,381 SF
Taxes:
Yard: Yes
Zoning: C2-2D-0-CPIO

Sprinklered:
Clear Height: 16' -
GL Doors/Dim: 1 / 10'x12'
DH Doors/Dim: 0
A: 200 V: 120/240 O: 3 W: 4
Construction Type:
Const Status/Year Blt: Existing / 1991

Office SF / #: 3,350 SF
Restrooms:
Office HVAC:
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 527 SF
Include In Available: No
Possession: COE
Vacant: N/A
To Show: Call broker
Market/Submarket: CBD
APN#: 5127018012

Whse HVAC:
Parking Spaces: 7 / Ratio: 1:1000:1
Rail Service: No
Specific Use: Warehouse/Office

Listing Company: One Commercial Realty
Agents: [Steve \(Sung\) Kim 213-810-8949](mailto:Steve.Sung.Kim@onecommercial.la)

Listing #: 40246952 **Listing Date:** 04/29/2024 **FTCF:** CB000N000S000/A0AA

Notes: Occupied by the tenant - Text or email Steve @213-810-89489/ Steve@onecommercial.la to tour. Seller/Broker does not guarantee any information herein. Buyer must verify all info through independent investigation.





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COMMERCIAL REALTY

452-456 E. 20th St.

(6,100 Sq. Ft.)

FASHION DISTRICT • LOS ANGELES

FOR SALE

INDUSTRIAL SPACE • WAREHOUSE SPACE



ABOUT

- **3,350 SF** Class "A" Offices
- 1991 Built - **Like New Condition**
- **7 Fenced Parking Spaces**
- **527 SF Free Mezzanine Spaces**
(Not include the total size)



**452-456 E. 20TH ST.
LOS ANGELES | CA**

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FEATURES

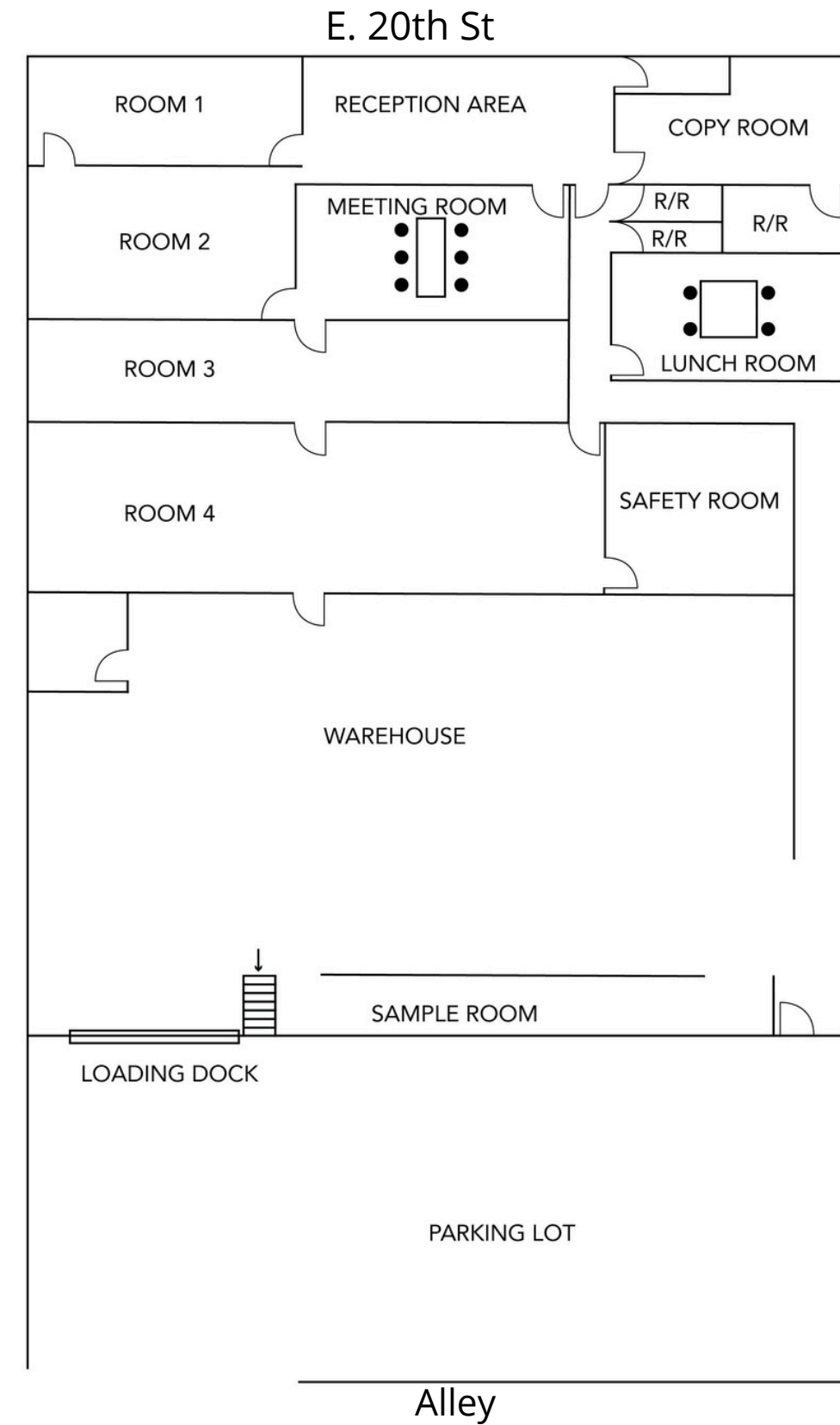
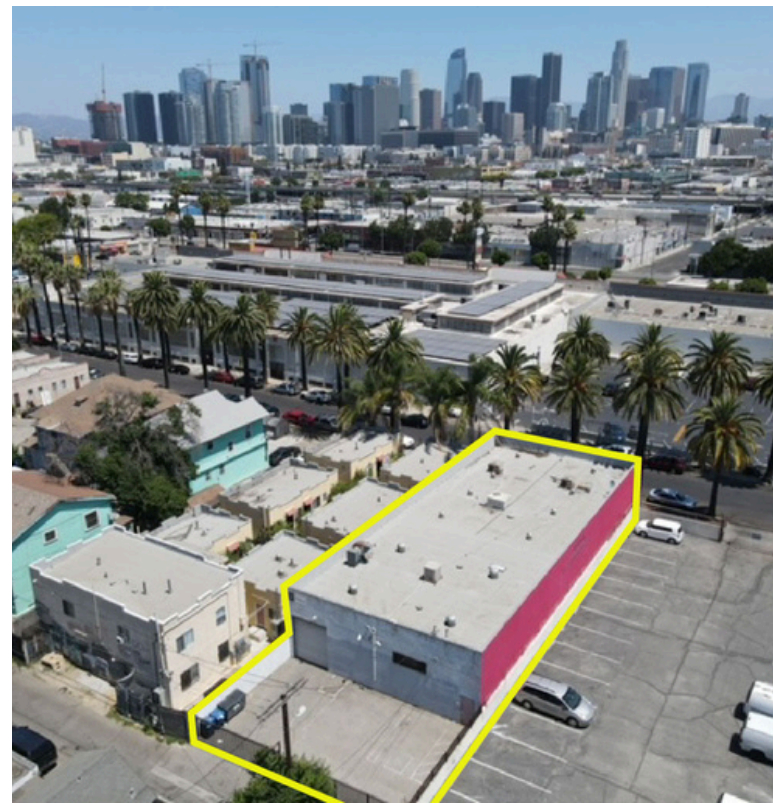
Building SF: 6,100 Sq. FT.
Land SF: 7,380 Sq. Ft.
Office SF: 3,350 Sq. Ft.
Parking Spaces: 7
Height: 16 Feet
Power: 200 A; 120-240 V; 3 P
Ground Level Doors: 1
Construction: Concrete Block
Zoning: LAM1
Year Built: 1991

Price: \$2,300,000.

Although all furnished information is from source deemed reliable, such information has not been verified and no express representation is made, nor is implied as to the accuracy. All measurements are approximate. Buyer is recommend to verify all information through its own independent investigation



PROPERTY PHOTOS



**452-456 E. 20TH ST.
LOS ANGELES | CA**



Reception Area



Office



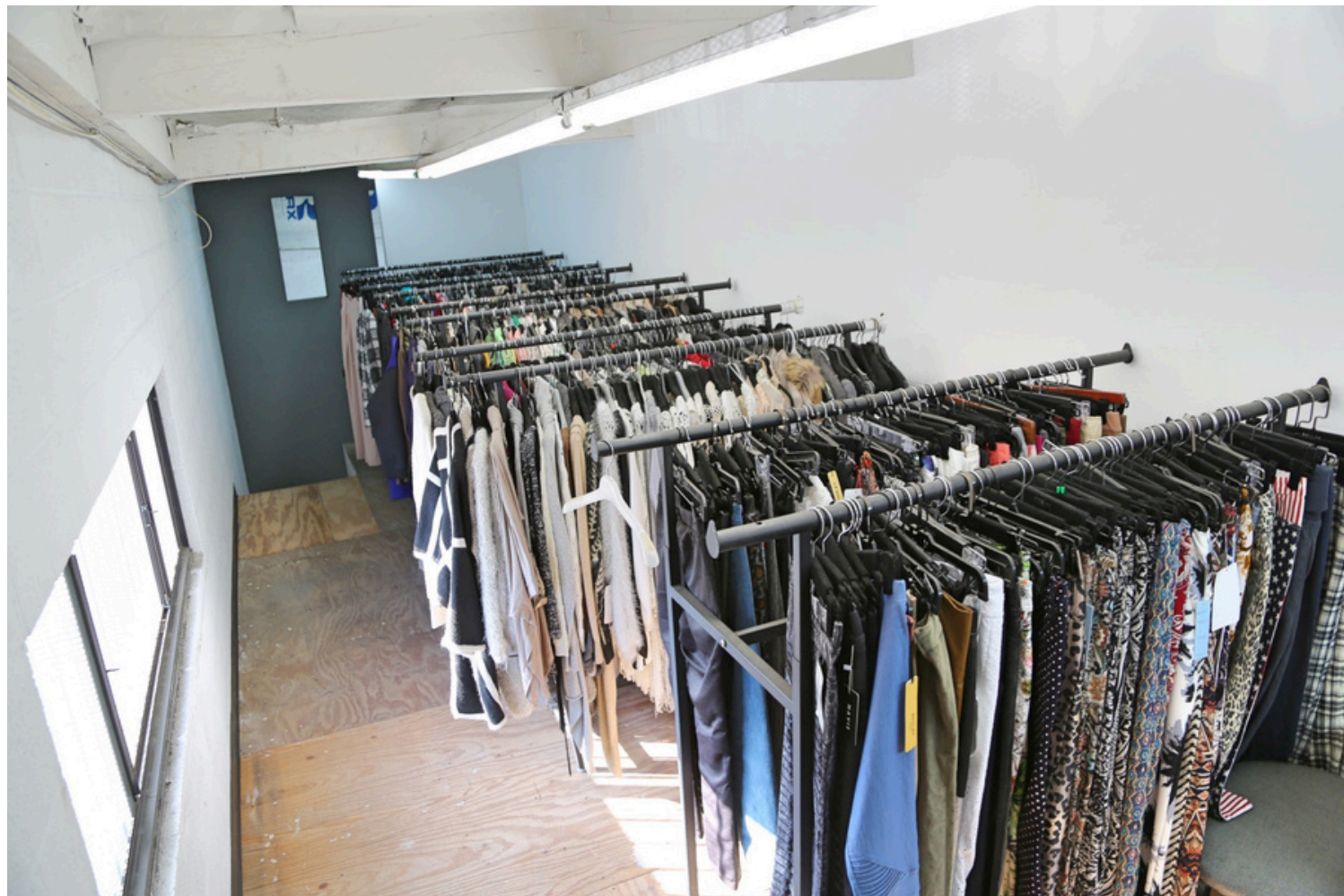
Hall way --->



Lunch Room



Photo Room



<--- Unfinished Mezzanine



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