

**FOR  
SALE**

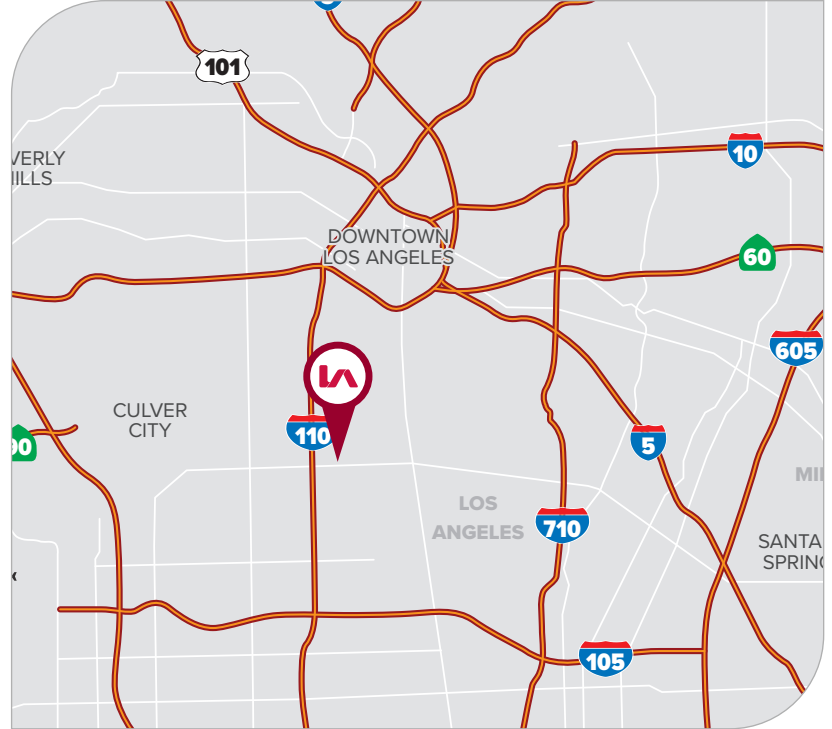
**±19,080<sup>SF</sup> INDUSTRIAL BLDG ON ±21,120<sup>SF</sup> OF LAND**  
150-154 E 58TH ST | LOS ANGELES, CA 90011

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**PROPERTY HIGHLIGHTS**

- Dock-High (4) & Divisible (3 Units) Building
- Immediate 110 Fwy Access @ Slauson Ave
- Can Be Delivered Vacant - M2M Tenants
- Excellent Location for Redevelopment
- Power: 600 Amps | 120/240 V - 3 O - 4 W
- Dock Loading & Offices + 2 R.R. Per Unit
- Price for Immediate Sale - Bring All Offers



**PRICING SUMMARY**

**ASKING PRICE**

**\$3,595,000**

(\$188.42 PSF)

FOR MORE INFORMATION, PLEASE CONTACT



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**TONY NAPLES**

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Lee & Associates® Los Angeles, Inc. | CORP ID 02174865

1201 N Main St, Los Angeles, CA 90012

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**PROPERTY SUMMARY**

|                          |                    |                      |                           |                   |                 |
|--------------------------|--------------------|----------------------|---------------------------|-------------------|-----------------|
| <b>TOTAL BUILDING SF</b> | ±19,080 SF         | <b>POWER</b>         | 600 A, 120/240 V, 3 O, 4W | <b>YEAR BUILT</b> | 1945            |
| <b>TOTAL LAND SF</b>     | ±21,120 SF         | <b>CLEAR HEIGHT</b>  | 11' Clear Height          | <b>ZONING</b>     | LAM1-1-CPI0*    |
| <b>LOADING DOORS</b>     | 4 Dock-High Doors  | <b>ACCESSIBILITY</b> | 0.5 Miles to 110 Fwy      | <b>APN</b>        | 5101-022-001    |
| <b>OFFICES/RR'S</b>      | ±1,540 SF / 7 RR's | <b>CONSTRUCTION</b>  | Masonry                   | <b>POSSESSION</b> | Close of Escrow |



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**E SLAUSON AVE**

**E 58TH ST**

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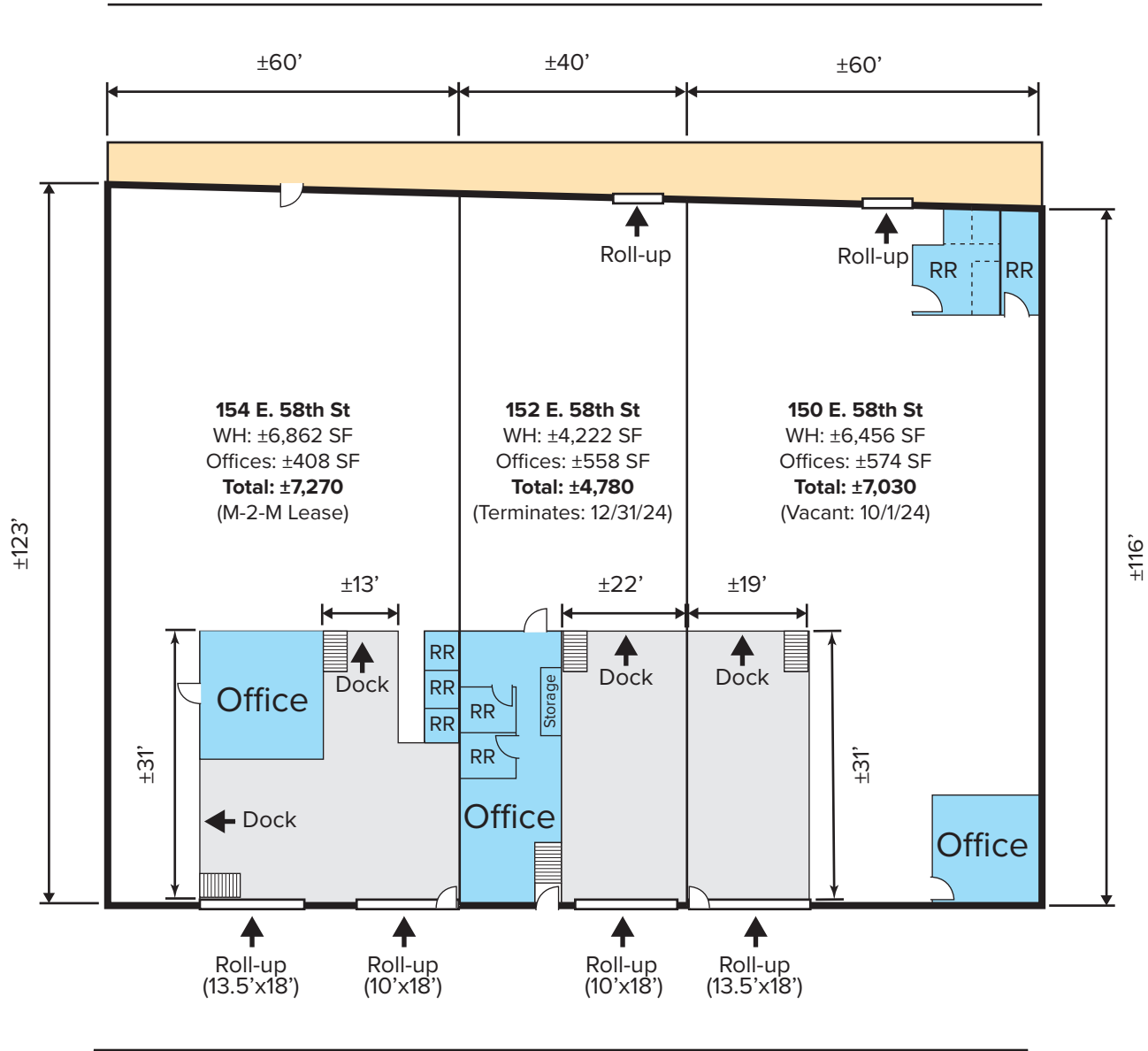
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SITE PLAN

East Slauson Ave



East 58th St

|                     |         |
|---------------------|---------|
| <b>OFFICES SF</b>   | ±1,540  |
| <b>WAREHOUSE SF</b> | ±17,540 |
| <b>TOTAL SF</b>     | ±19,080 |



**NOTE:** Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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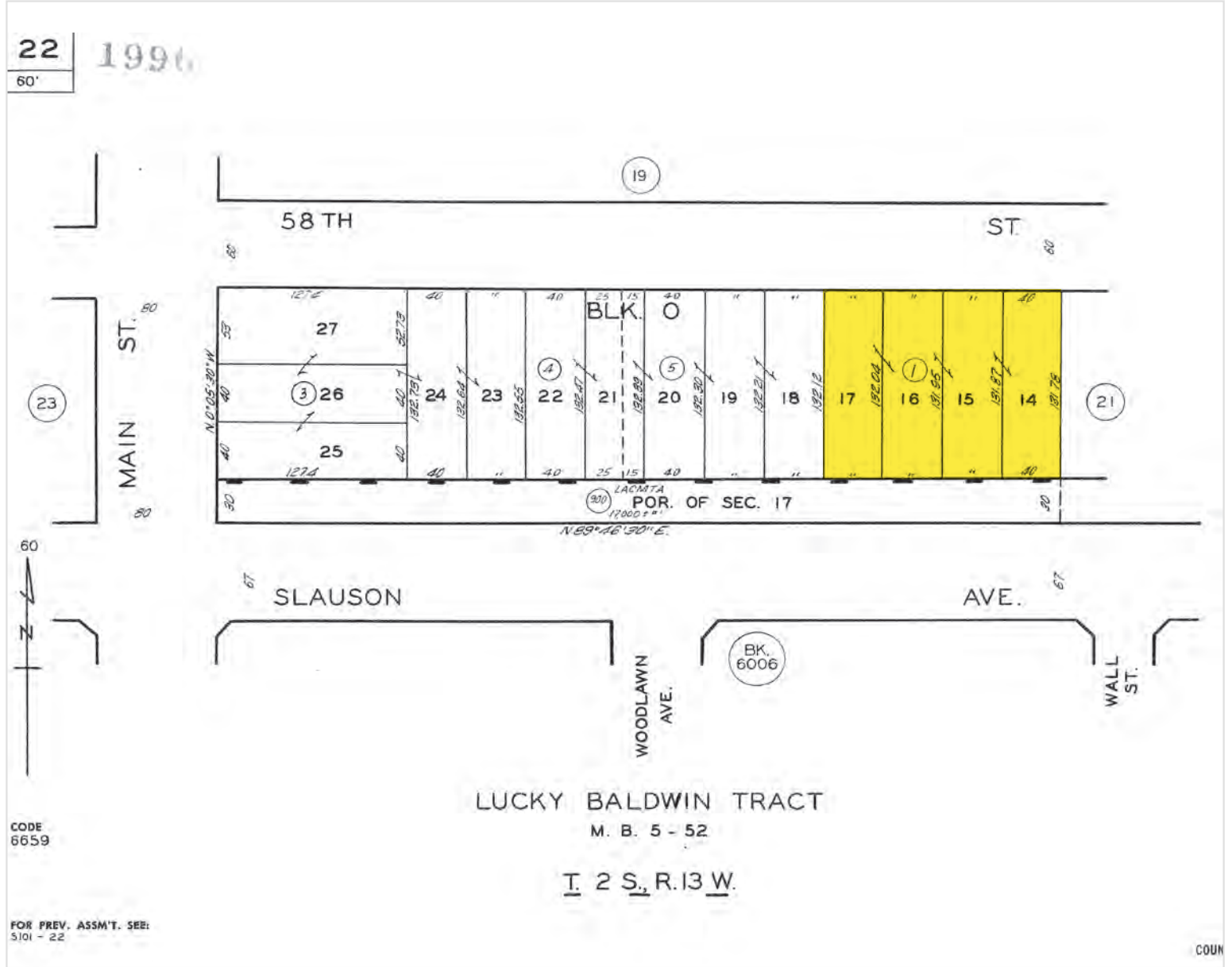
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PARCEL MAP



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