

FOR SALE

±40,385 SF

WAREHOUSE

4 DOCK HIGH POSITIONS

- Located in Unincorporated Los Angeles County – Potential Tax Benefits
- Centrally Located – Close to Ports, Downtown, and Airports
- Located at End of Cul-de-Sac



201
W 138TH ST
LOS ANGELES, CA

SEHYUNG KIM

Senior Vice President | LIC NO 01327276

e skim@lee-associates.com

c 213.290.3599

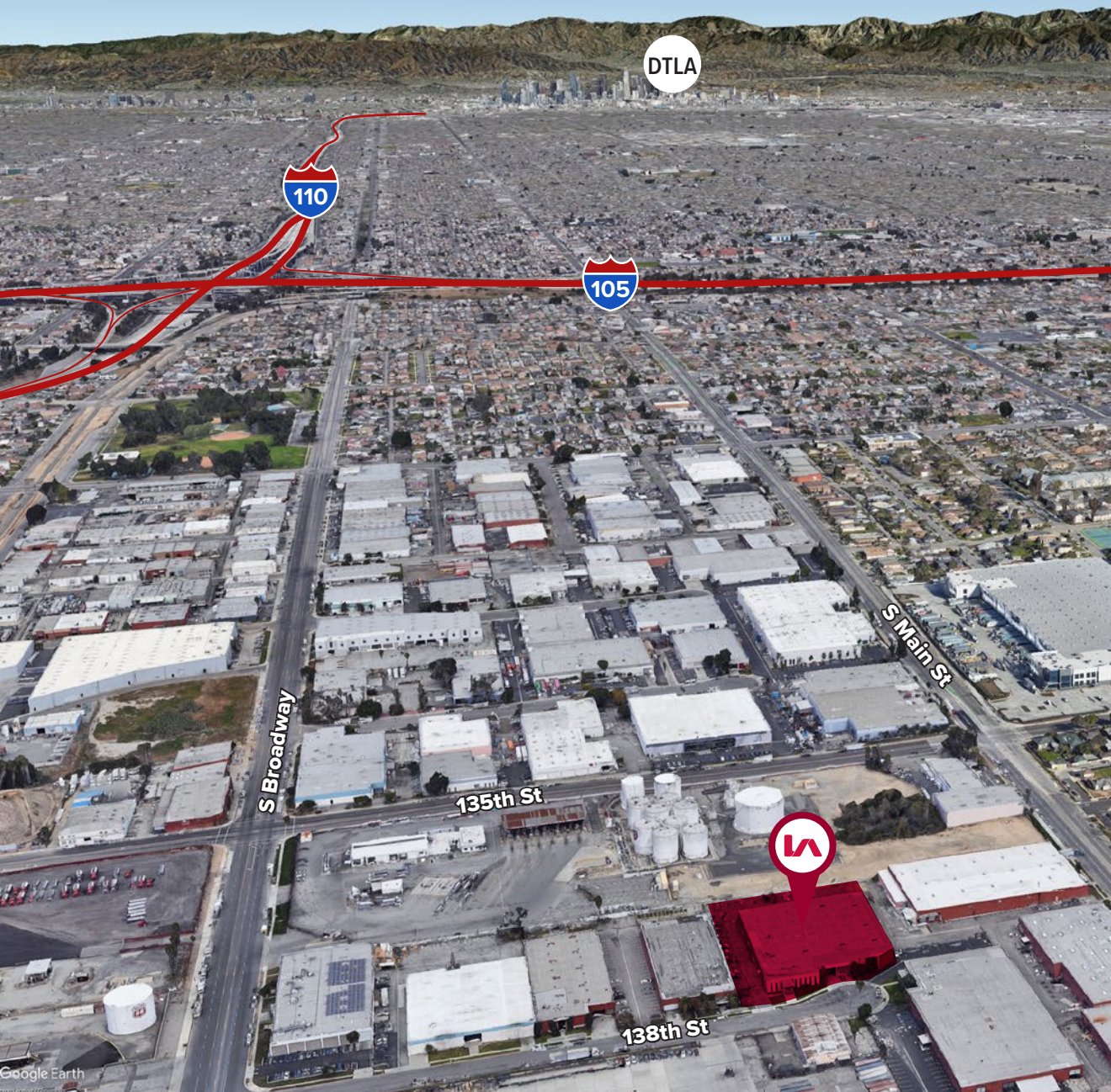
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DTLA



S Broadway

S Main St


135th St


138th St



PROPERTY HIGHLIGHTS

 **Building Size:** 40,385 SF


 **Lot Size:** 69,696 SF (1.6 Acres)


 **Ceiling Height:** 18'

 **DH Positions:** 4

 **GL Doors:** 4

 **Power:** 1,200 A | 240 V | 3 Phase

 **Office:** 3,622 SF

 **Parking:** 56 (1.4:1)

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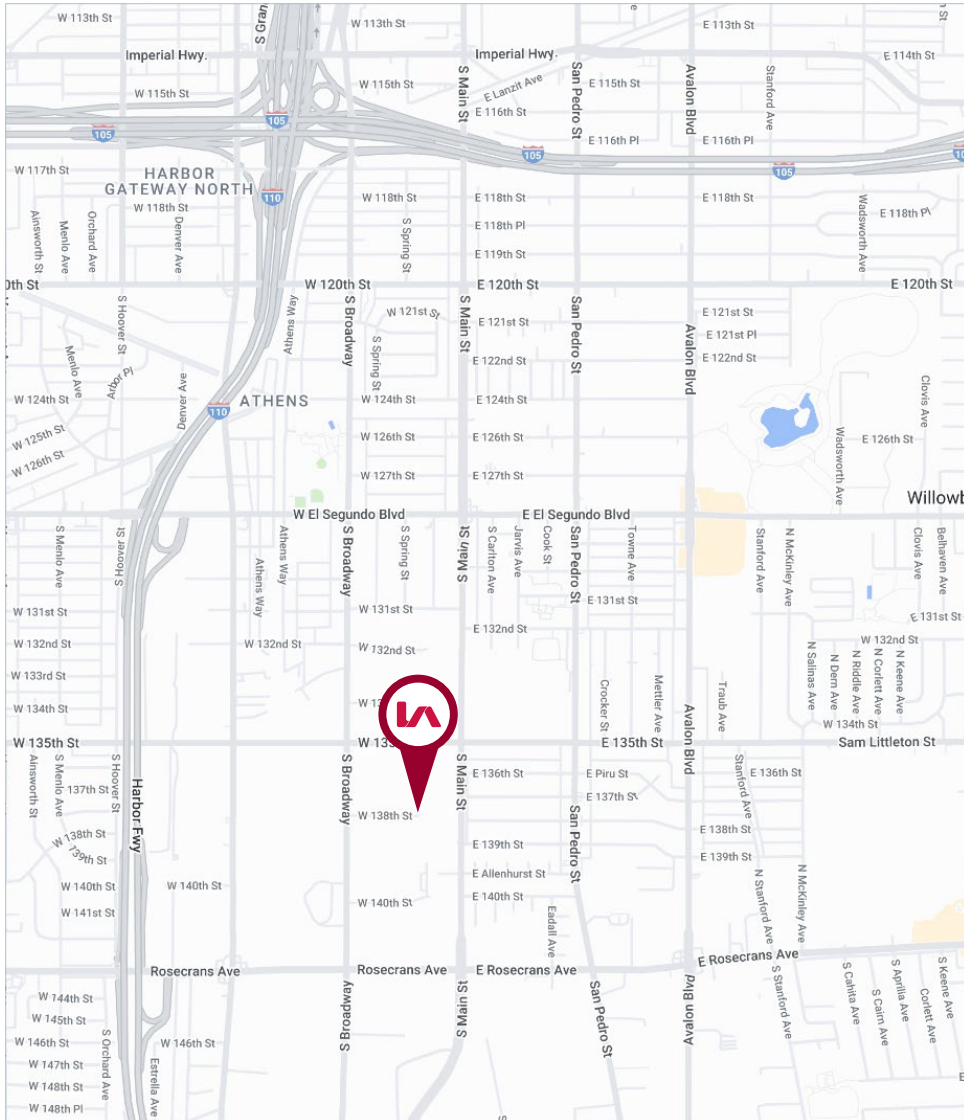
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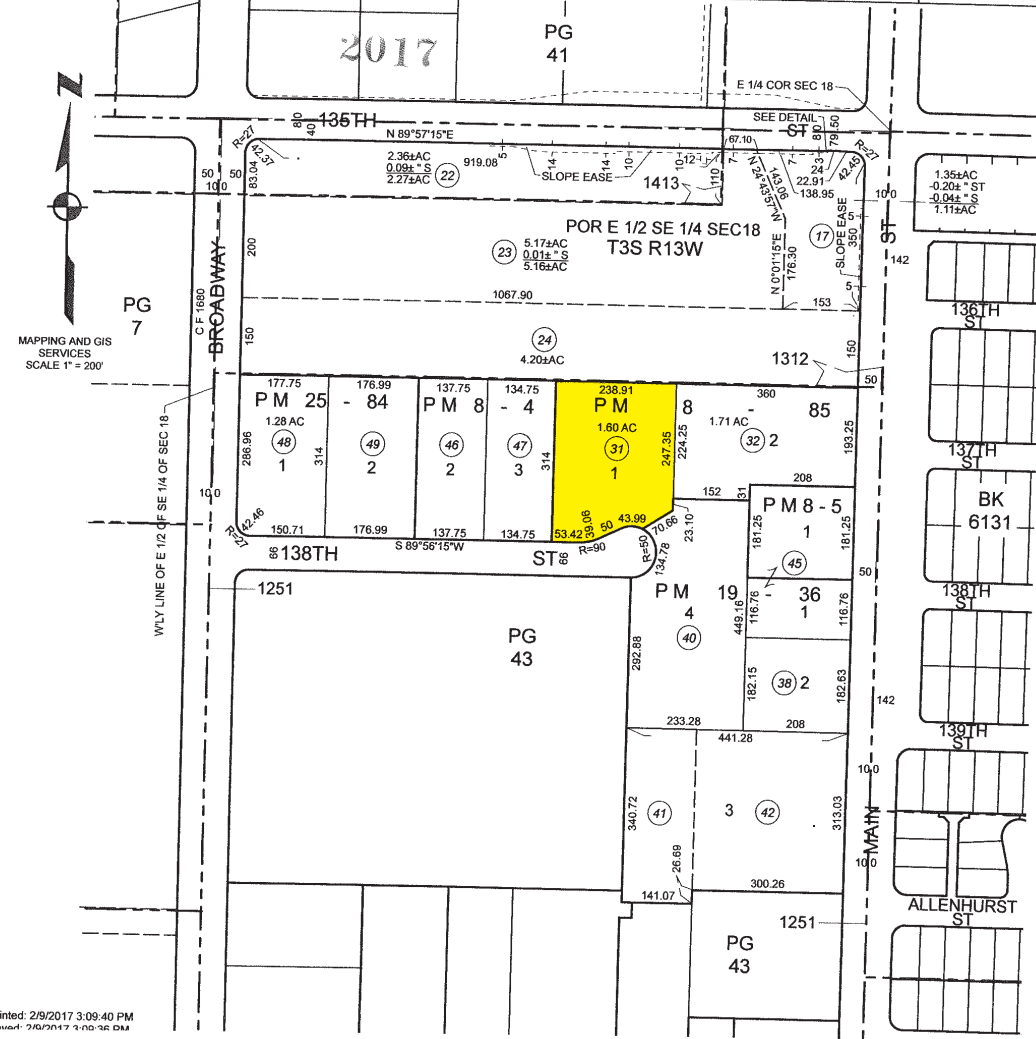
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APN: 6132-042-031

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 Scale: 1" = 200'

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FOR SALE

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Warehouse | 2 Dock High Positions

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Buyer/Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Buyer/Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Buyer/Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Buyer/Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Buyer/Tenant obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies. [SELL ONLY]; Seller to verify all tax implications of the sale with the accountant or attorney of their choice.