

# FOR SALE

**3955 BROADWAY PL  
LOS ANGELES, CA 90037**

**±10,200 SF**

**INDUSTRIAL BUILDING**



For more information, please contact:

**Daniel Park**

**(213) 446-0396**

**[Danielpark777@hotmail.com](mailto:Danielpark777@hotmail.com)**

**DRE# 01227056**

**PARK INDUSTRIAL**  
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

Park Industrial Realty  
800 McGarry St, 5<sup>th</sup> Floor  
Los Angeles, CA 90021  
Corporation DRE# 01983713

Building SF: 10,200 SF

Land SF: 13,068 SF

Year Built: 1968

Clear Height: 16'

Power: 400a, 240v, 3p, 4w

Loading: 1 GL

# Parking: 10

Zoning: M1

Sale Price: \$2,400,000 (\$235.29/SF)

- Freestanding industrial building just south of Downtown Los Angeles
- Close proximity to USC and the LA Memorial Coliseum
- 400 amps of heavy electrical power suitable for industrial operations
- Secure fenced and gated on-site parking
- Ground level loading for easy access and logistics
- Convenient freeway access with nearby on/off ramps

All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Buyer/Lessee must verify all information.

5122 | 44  
SCALE 1" = 60'

1996

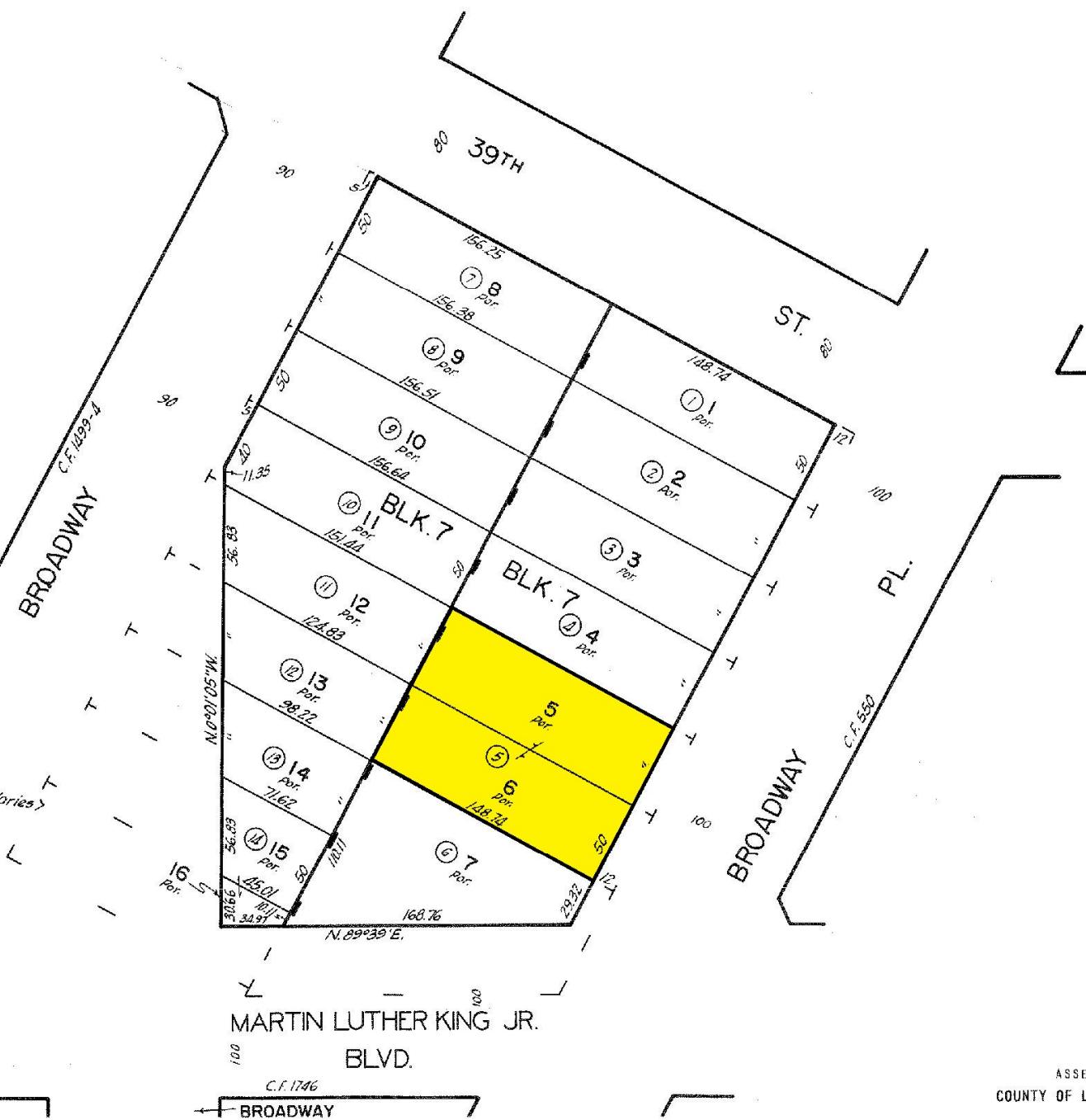
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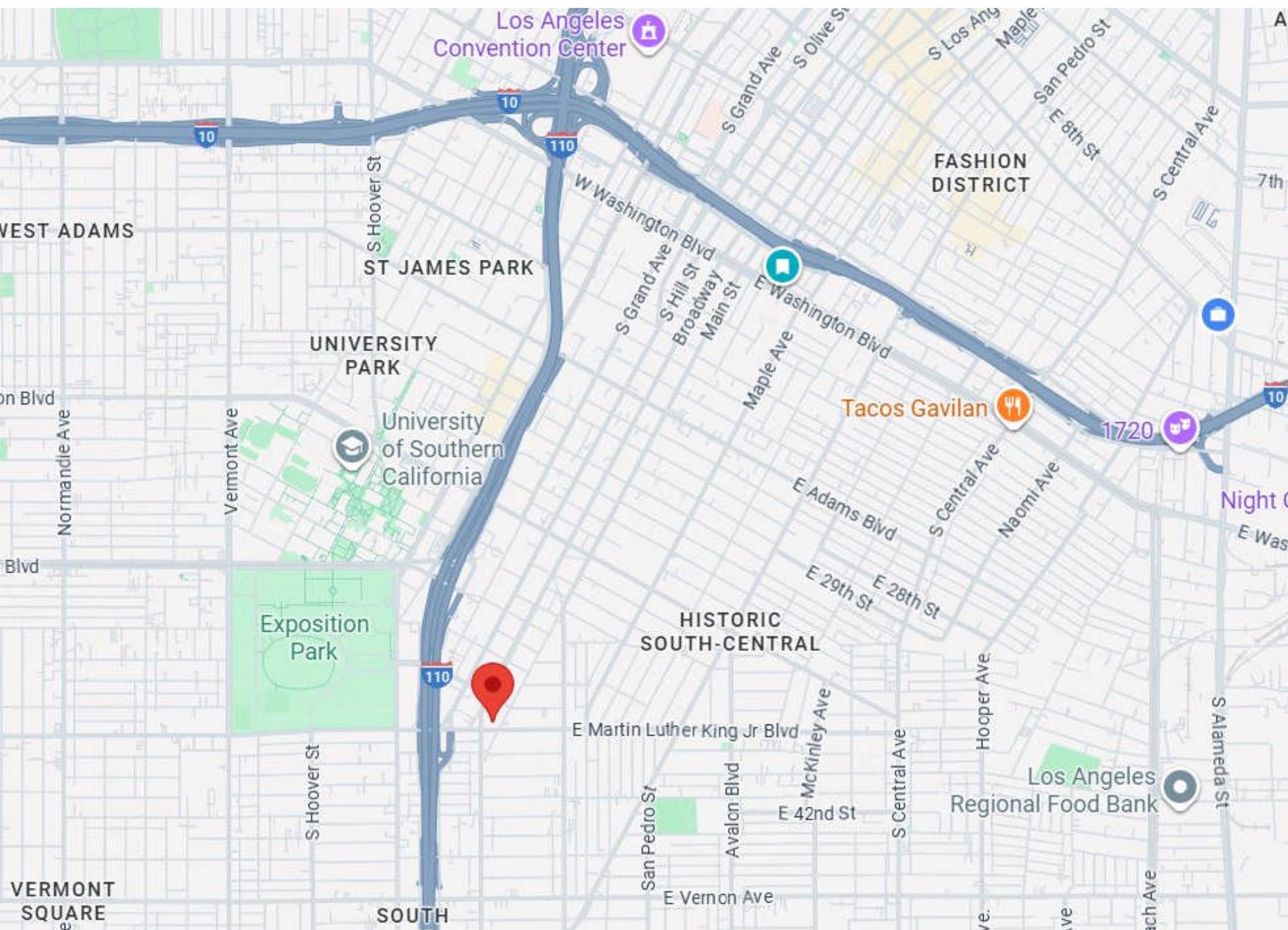
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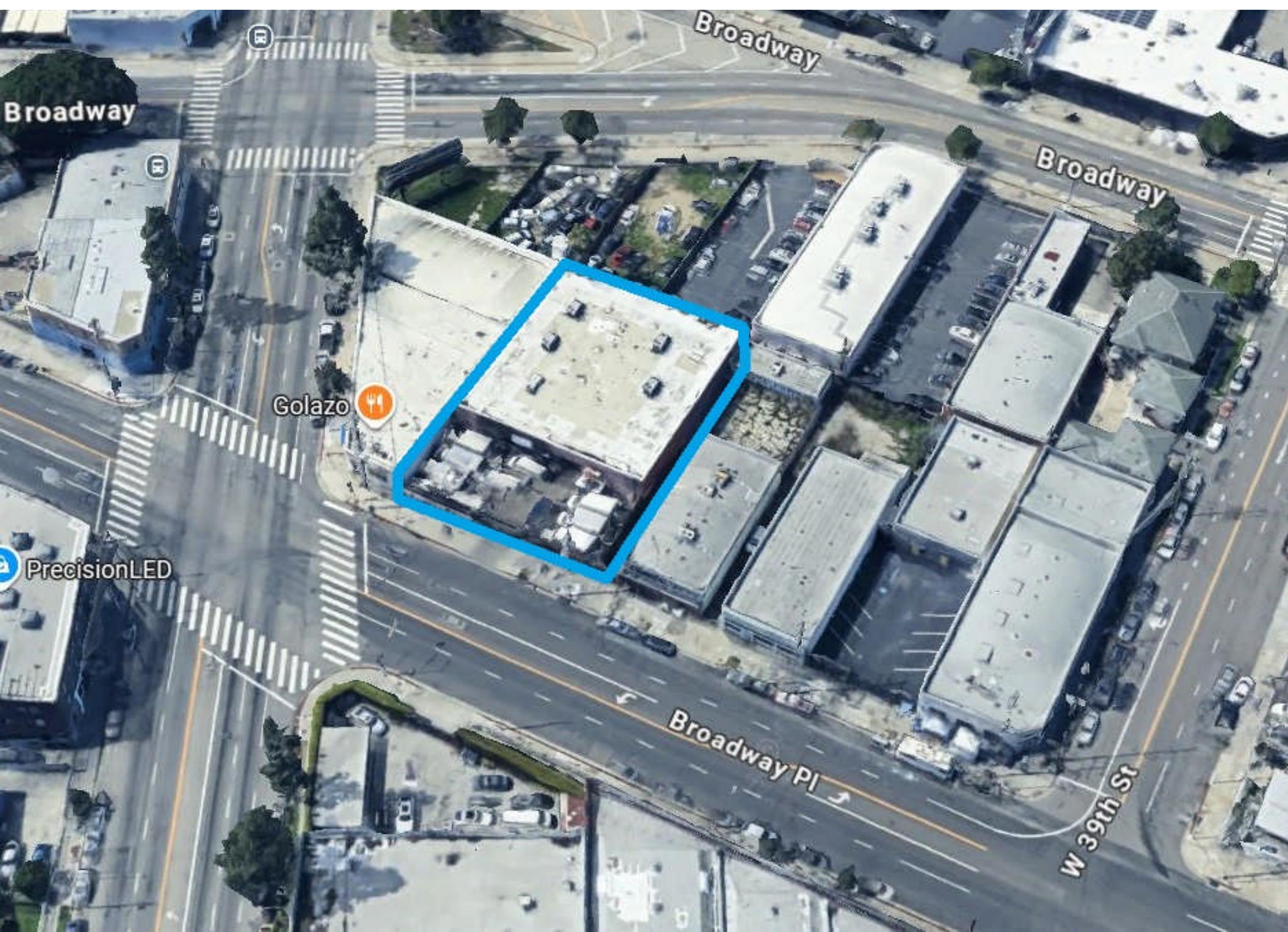
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**3955 Broadway Place**



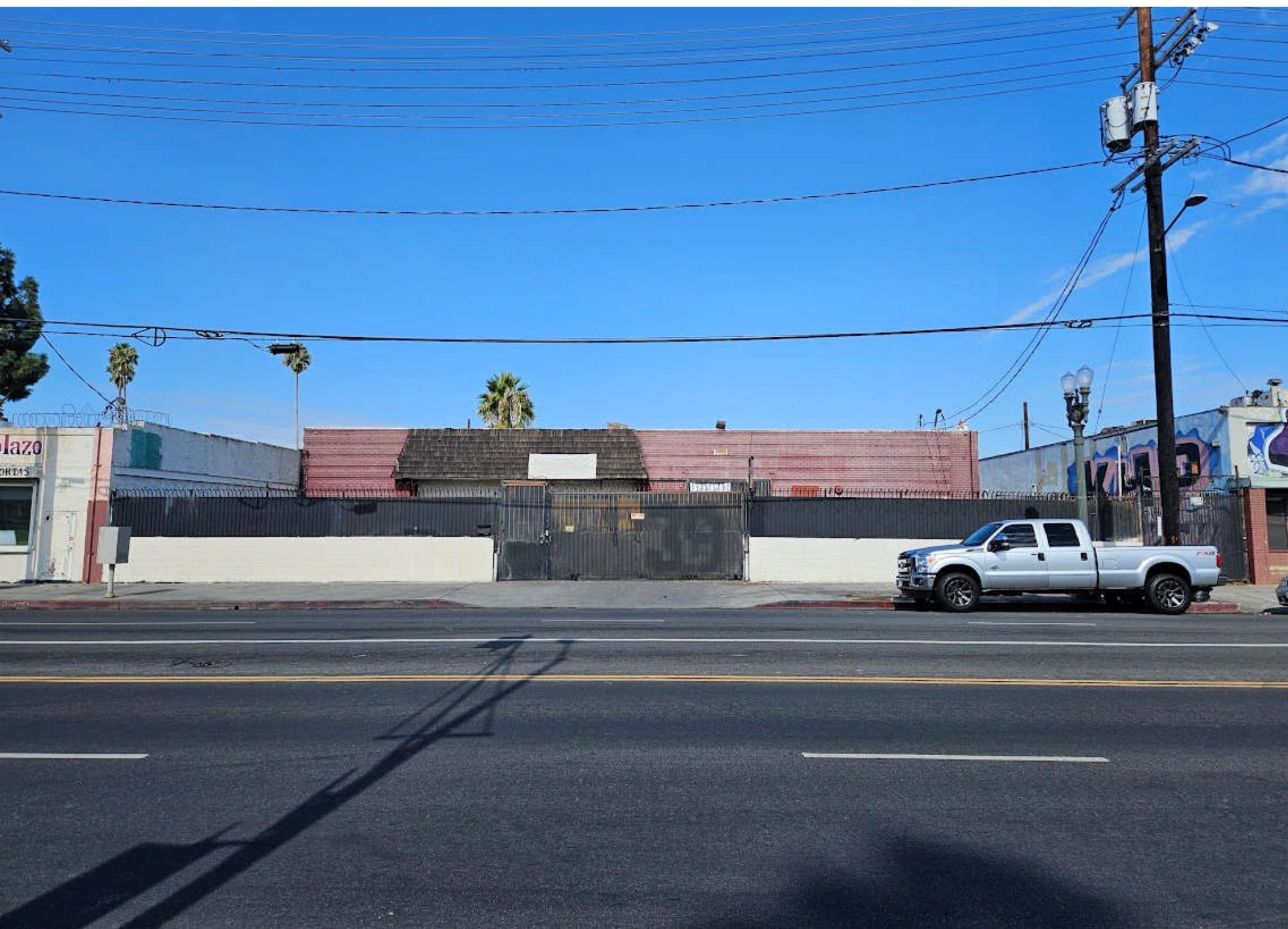
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