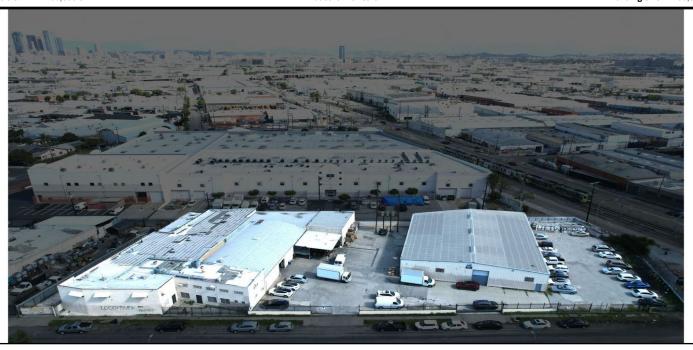


Available SF 30,000 SF Industrial For Sale Building Size 30,000 SF



Address: Cross Streets: 1635 E 22nd St, Los Angeles, CA 90011 Compton Ave/E 22nd St

Outstanding Building for Sale
Excellent Facility for Warehousing/Storage/Mfg
Close Proximity to Fashion and Arts District
Great Opportunity for New Development
Large Gated/Fenced and Secure Parking w/ Heavy Power

Sale Price:	TBD
Sale Price/SF:	TBD
Available SF:	30,000 SF
Prop Lot Size:	1.13 Ac / 49,303 SF

Taxes:

Yard: Fenced/Paved Zoning: M1-1

 Sprinklered:

 Clear Height:
 14' - 16'

 GL Doors/Dim:
 3

 DH Doors/Dim:
 0

 A: 1200 V: 277/480 0: 3 W: 4

Construction Type:
Const Status/Year Blt: Existing / 1946

Whse HVAC:

Parking Spaces: 30 / Ratio: 1.0:1 Rail Service: No

Specific Use: Warehouse/Office

Listing #: 40036392 **Listing Date:** 03/29/2024

Office SF / #:

Market/Submarket:

Restrooms: Office HVAC: Heat & AC Finished Ofc Mezz: 0 SF Include In Available: No **Unfinished Mezz:** 0 SF Include In Available: No Possession: COE Vacant: N/A To Show: Call broker

APN#: 5118024020,5118024010,51

CBD



