

**FOR SALE**

# 3030 Fletcher Dr Los Angeles, CA 90065

A Rare ±31,568 SF Industrial Purchase Opportunity  
Minutes from the San Fernando Valley/Glendale/Atwater Village/DTLA



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# Property Description

<b>Total Land Area</b>	±1.48 AC   ±64,560 SF
<b>Building SF</b>	±31,568 SF
<b>APNs</b>	5458-008-015; 5458-009-001, -002, -013, -019
<b>Restrooms</b>	7
<b>Loading / Dimensions</b>	3 GL Doors / 12'x13', 10'x13', 14'x18'
<b>Clear Height</b>	14'-28'
<b>Power</b>	2 Panels • 600A, 120/240V, 3Ph, 4W • 600A, 120/240V, 3Ph, 4W
<b>Zoning</b>	M1 / MR1 / C2
<b>Yard</b>	Fenced
<b>Construction</b>	Concrete Tilt Up, Concrete Block, Steel
<b>Parking</b>	69 / 2.19:1*
<b>Offering Price</b>	\$11,956,908
<b>Price PSF</b>	\$378.77

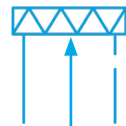


\*Some parking is tandem and assumes removal of house on 5458-009-013 parcel (house not included in building SF).

# Property Highlights



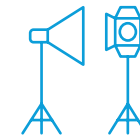
Rare Opportunity to Buy a Street-to-Street Property in Hip Glassell Park / Atwater Village Neighborhood



Impressive Bow Truss Roof (Up to 28') & Additional High Clear Warehouse Areas



Immediate 2, 5 Freeway Access; Proximate to 110, 134 Freeway



Centered between Burbank/Glendale Studios, Arts District and Hollywood



Call Broker Re: Extra Land

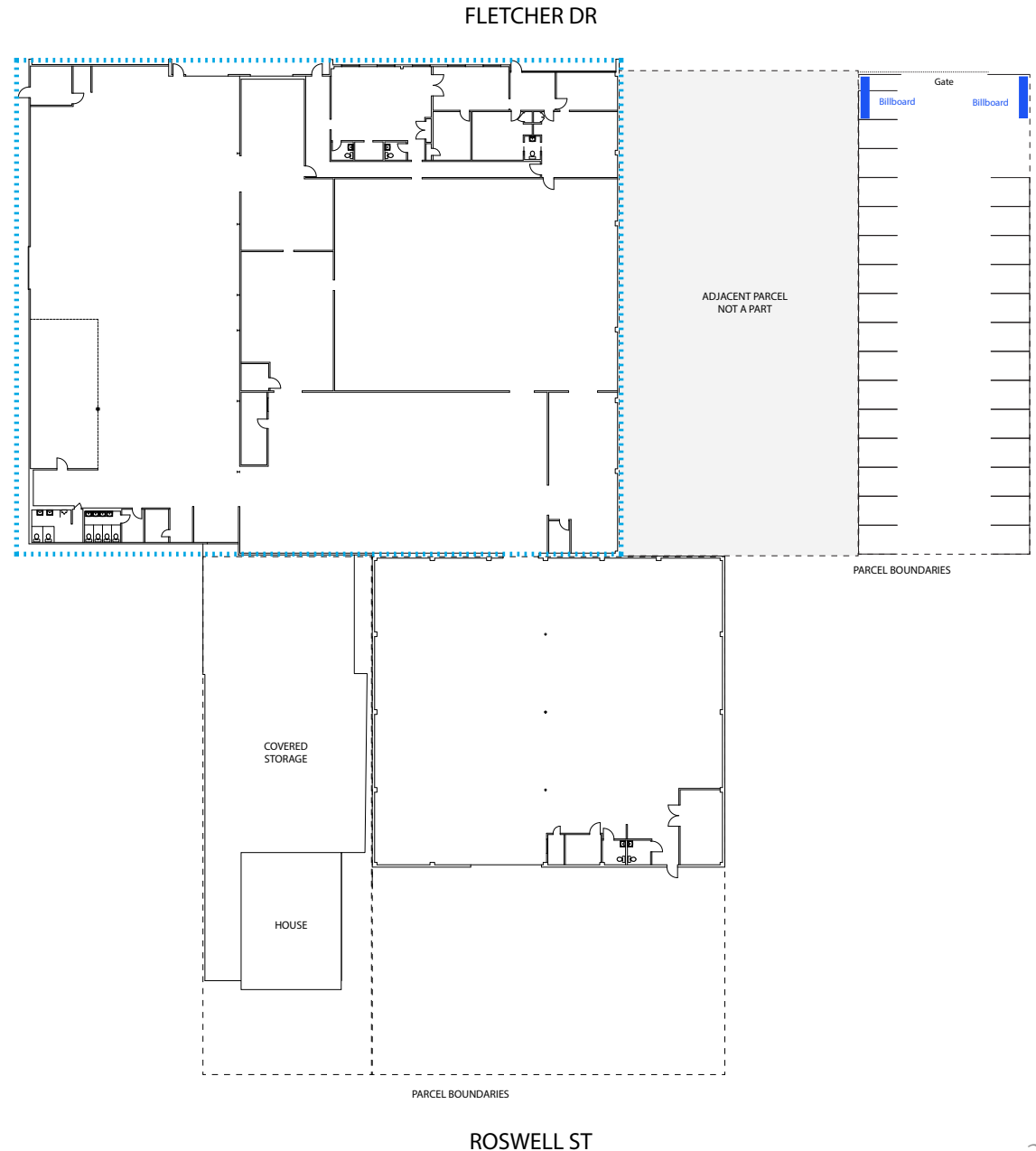
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# APN 5458-009-001

Includes the northernmost structures of the Property, featuring impressive bow truss ceilings, a flexible office layout, and some HVAC'd production areas.

<b>Building SF</b>	±22,856 SF
<b>Land Area</b>	±23,838 SF (0.55 Acres)
<b>Loading / Dimensions</b>	2 GL Doors / 12'x13'; 10'x13'
<b>Power</b>	600A, 120/240V, 3Ph, 4W - More Power Possibly Available
<b>Restrooms</b>	5
<b>Clear Height</b>	±14'-28'
<b>Zoning</b>	LA-MR1 / C2

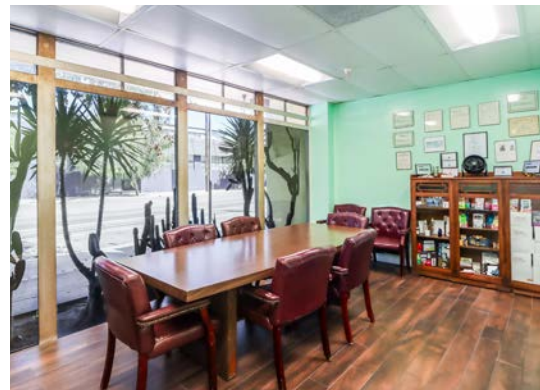




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# APN 5458-009-001 Photos





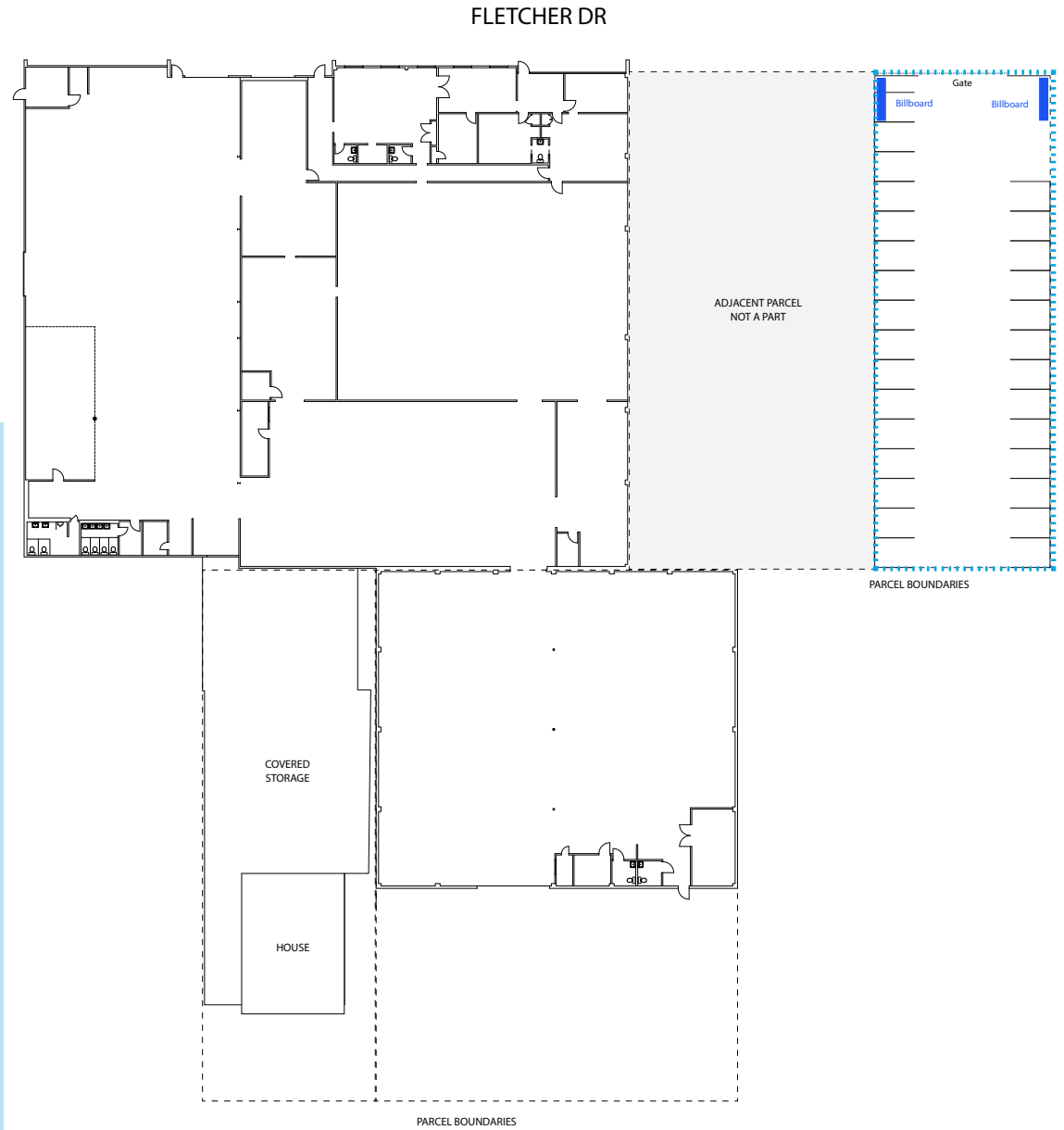
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# APN 5458-009-002

A 0.16 acre private, gated, concrete parking lot with billboard income.

<b>Land</b>	Approx. 7,013 SF (0.16 Acres)
<b>Parking</b>	Approx. 26 Spaces
<b>Zoning</b>	LA-MR1
<b>Billboard</b>	2 - Each Provides \$50 Income Per Quarter; Both Run on a Month-to-Month Basis



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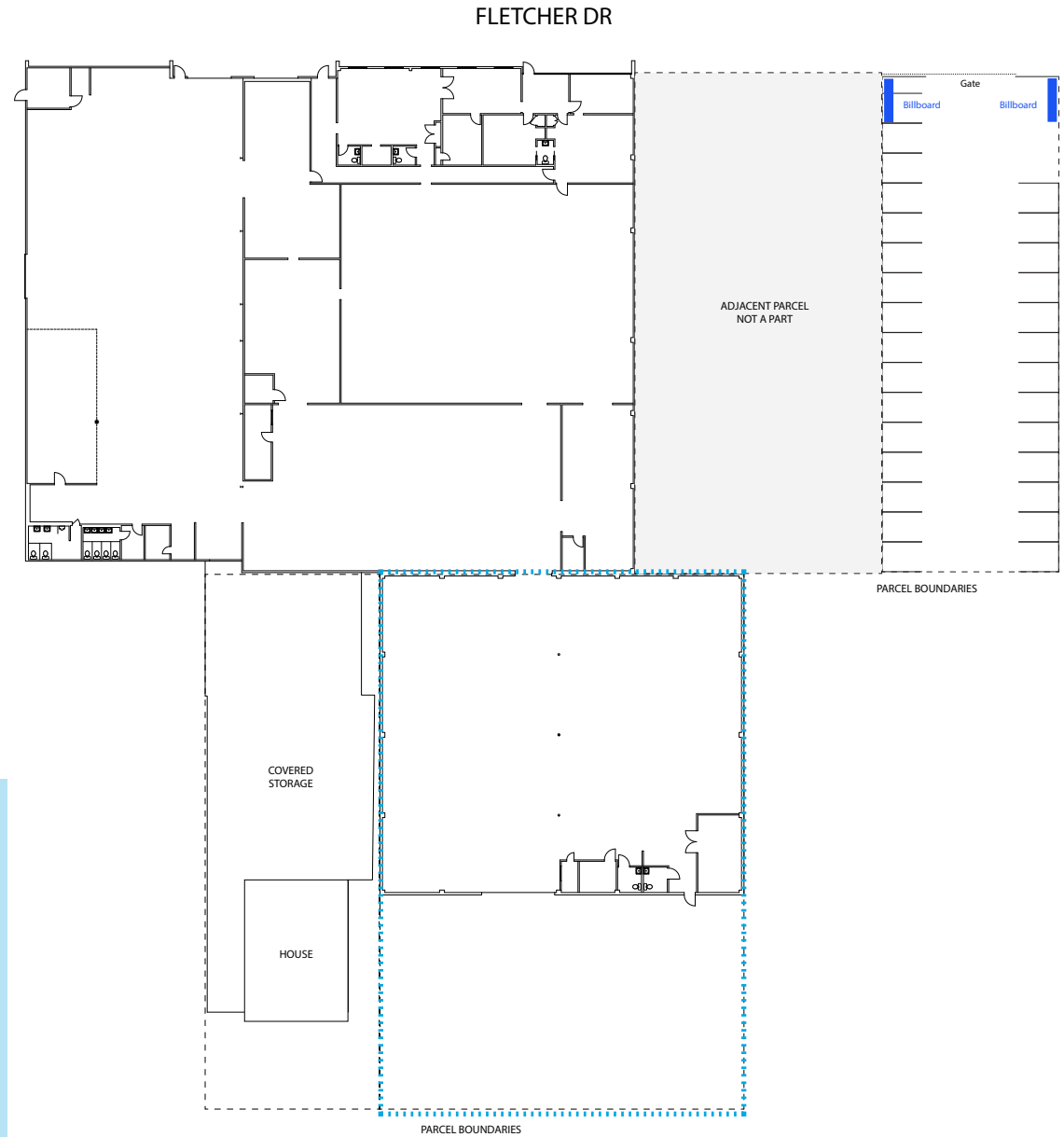
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# APN 5458-009-019

The southernmost structure of the Property featuring a high clearance warehouse area, a private gated concrete yard, and oversized loading door.

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<b>Address</b>	3027 Roswell St
<b>Building SF</b>	8,712 SF
<b>Loading / Dimensions</b>	1 GL Door / 14'x18'
<b>Power</b>	600A, 120/240V, 3Ph, 4W
<b>Restrooms</b>	2
<b>Clear Height</b>	Approx. 18'
<b>Zoning</b>	LA-M1



ROSWELL ST



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# APN 5458-009-019 Photos





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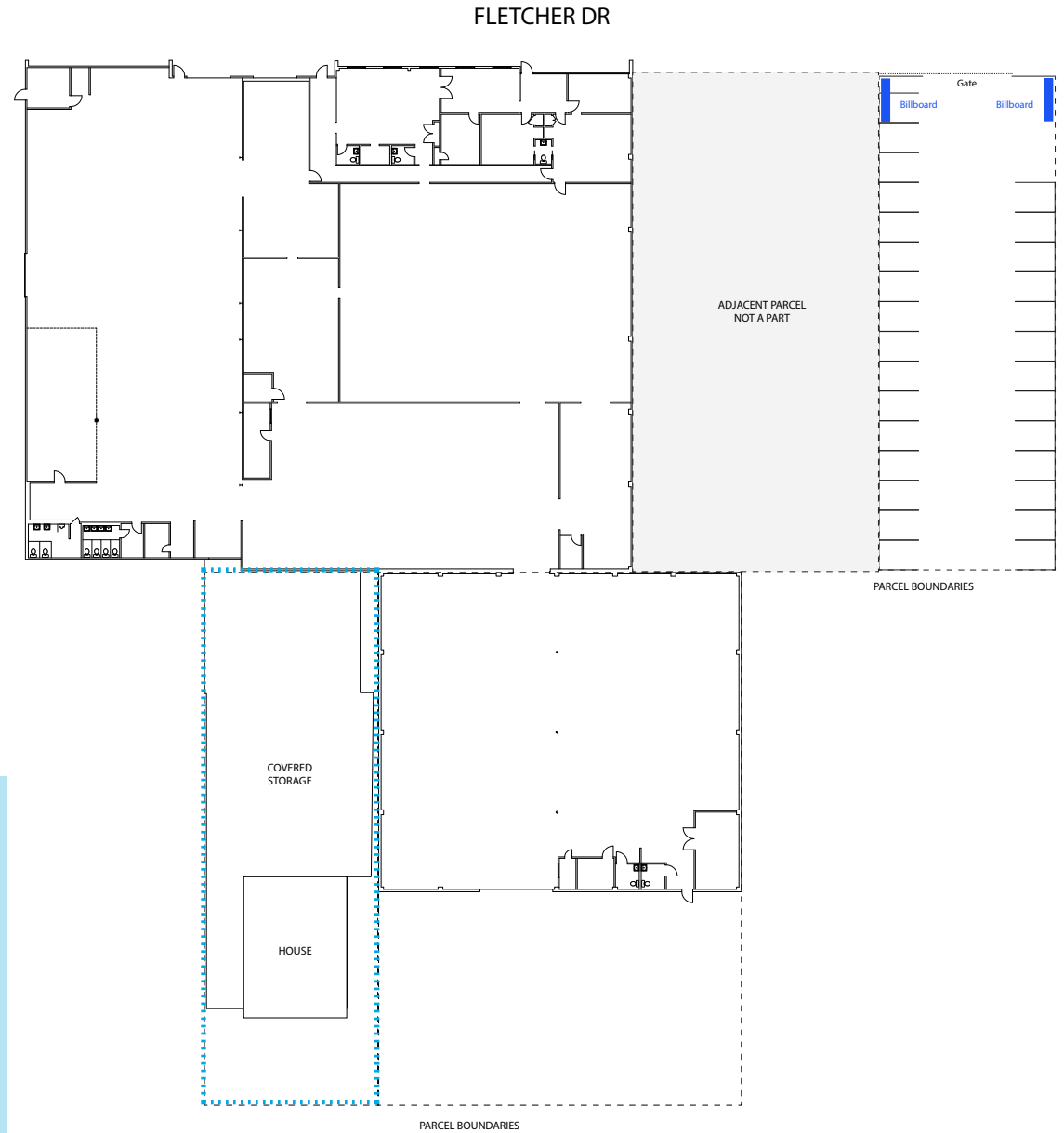
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# APN 5458-009-013

This parcel includes a small farmhouse from the 1920s. While this structure is not part of the building square footage, the land on which it sits presents an excellent opportunity to create additional parking for the Property.

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<b>Address</b>	3021 Roswell St
<b>Land Area</b>	Approx. 7,500 SF (0.17 Acres)
<b>Zoning</b>	LA-M1



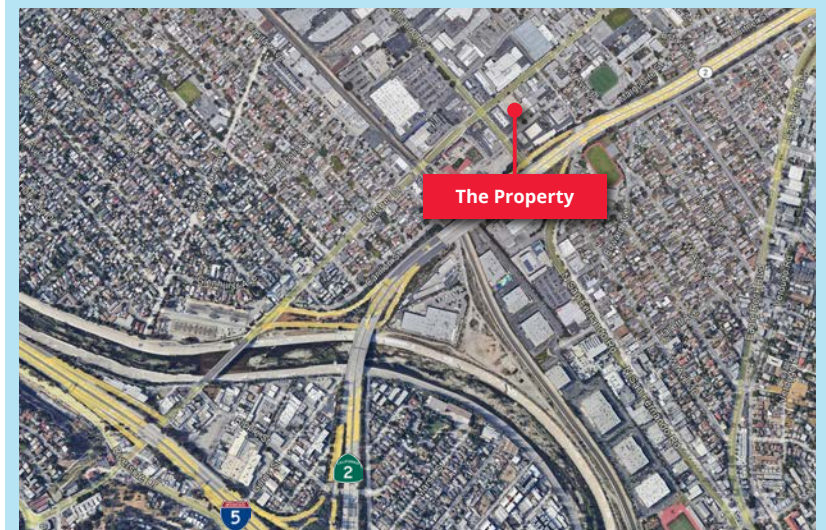
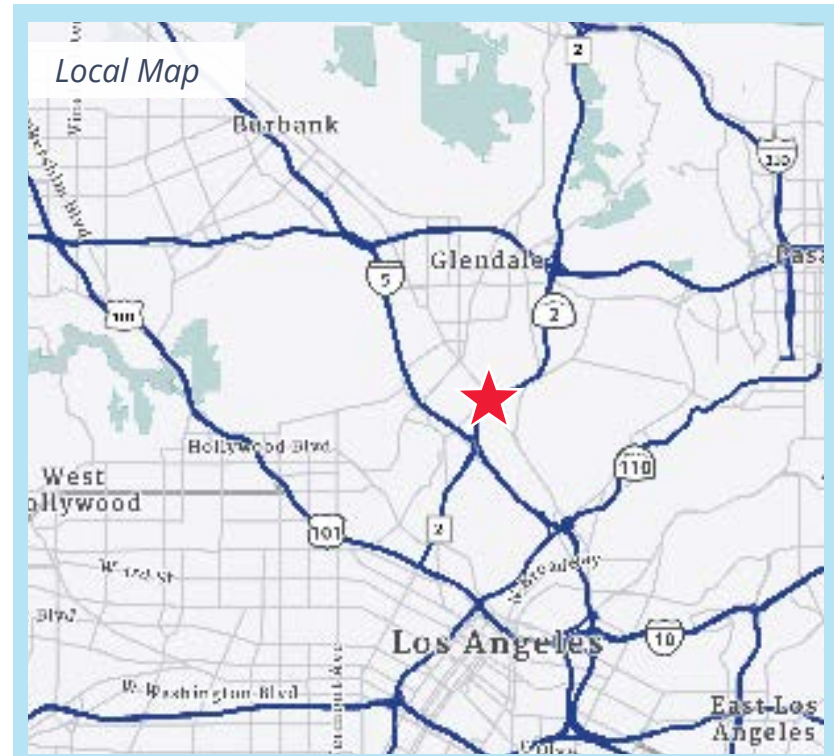
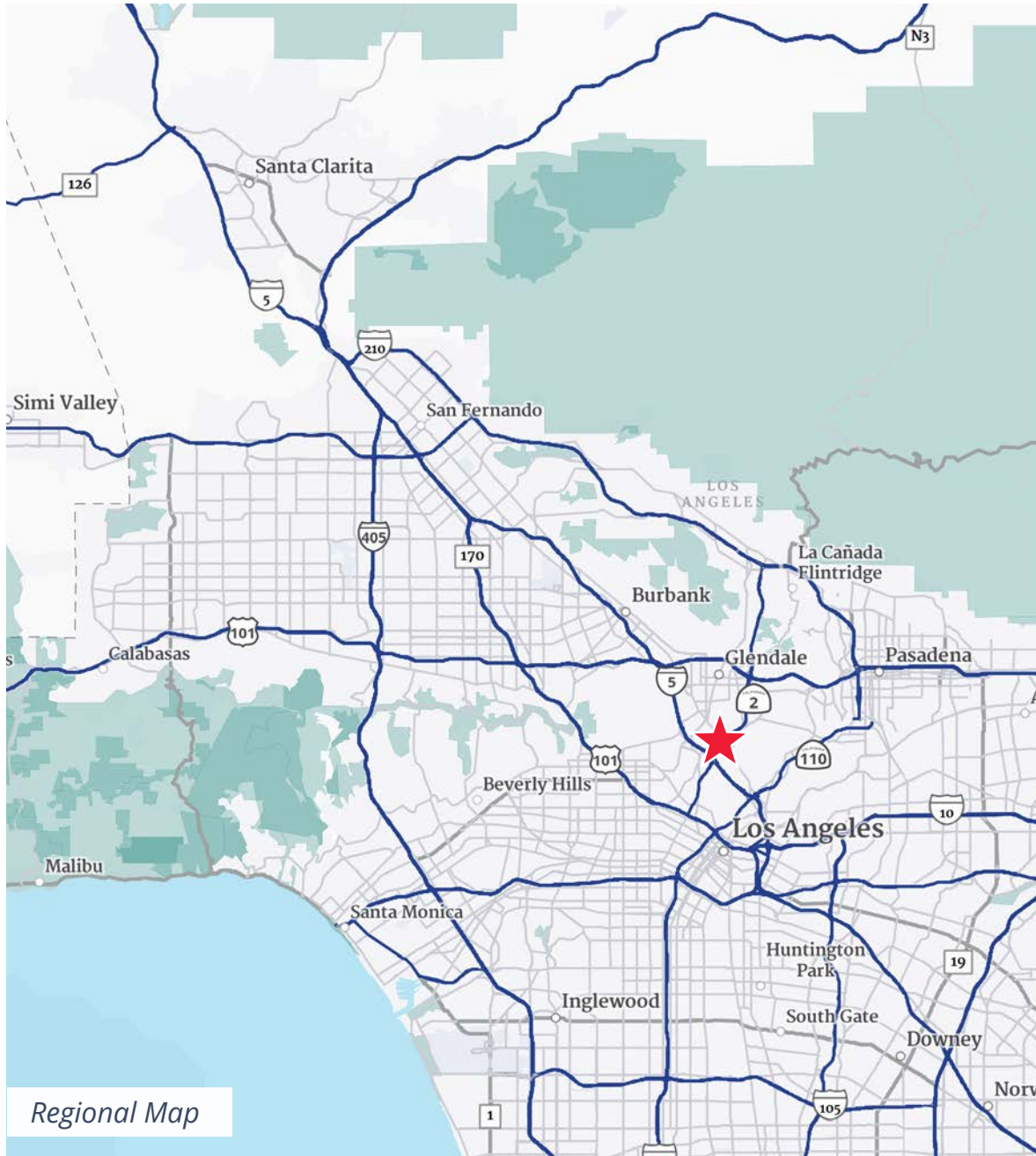
ROSWELL ST



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# Location Maps





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# Freeway Access Map





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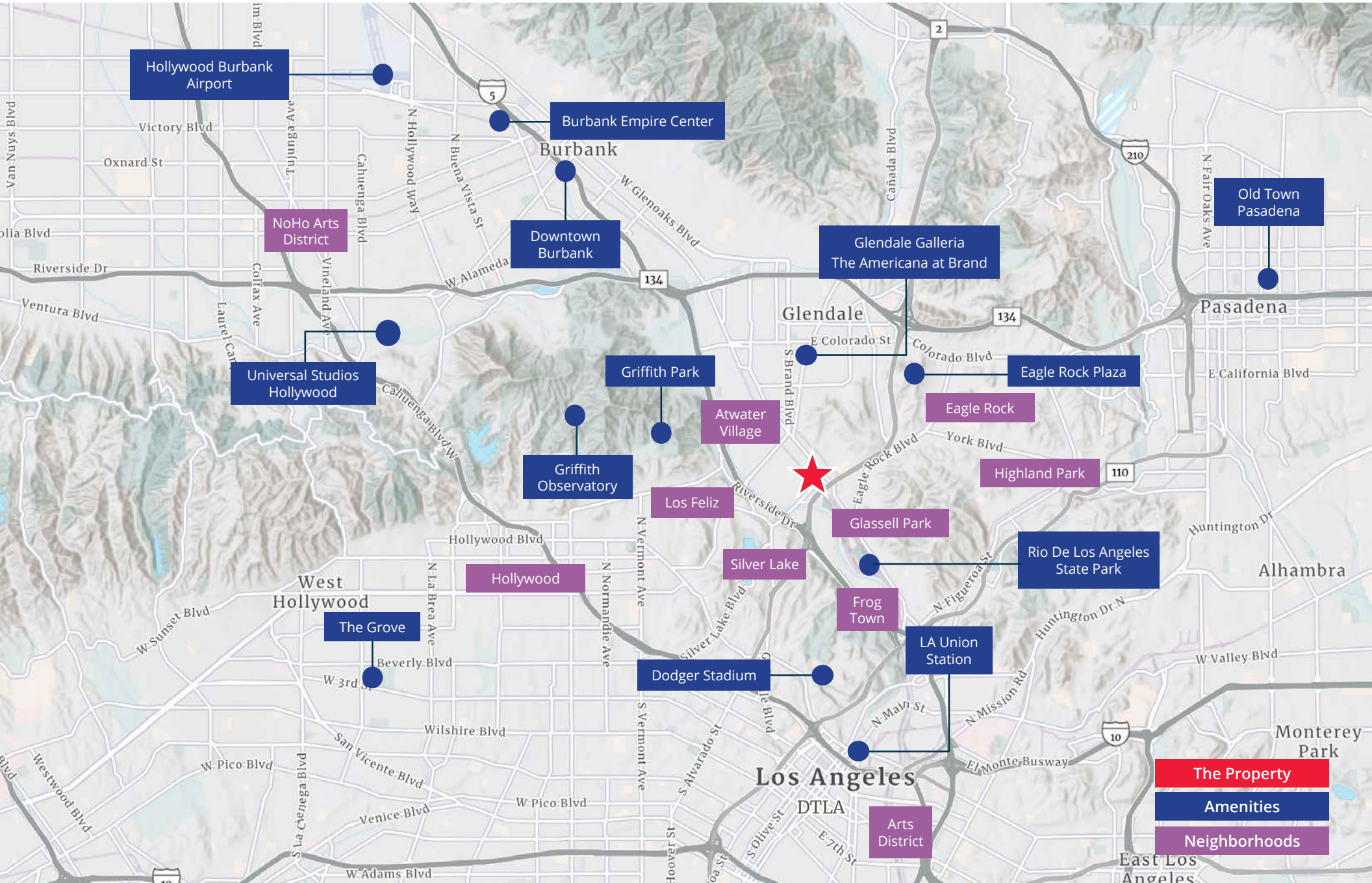




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# Amenity Base





Glendale & LA Adjacent

# Neighboring Tenants & Business Parks







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