

FOR SALE

±10,400 SF

1125 E 14TH ST, LOS ANGELES, CA 90021



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PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

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

Executive Summary

This offering presents an excellent opportunity for an owner-user to acquire a highly functional industrial property in the Downtown Los Angeles Fashion District. The property consists of an approximately **10,400-square-foot building situated on approximately 15,920 square feet of land**, providing a favorable combination of building functionality, yard area, and on-site parking. The building features a **15-foot minimum clear height, two ground-level loading doors, heavy electrical power, and approximately 18 parking spaces**.

The property is well configured for a variety of industrial and commercial users, with a **clean office and showroom area** suitable for administrative, sales, or design operations. Secure **fenced and gated front and rear yards** provide additional flexibility for parking, loading, and outdoor storage, while the fully sprinklered building enhances overall functionality and safety.

Strategically located in the Downtown LA Fashion District with convenient access to major transportation routes, the property is particularly well suited for **apparel businesses, wholesale distribution, e-commerce fulfillment, light manufacturing, printing, embroidery, textile supply, and import/export operations**.

Property Details

Building SF:	10,400 SF
Land SF:	15,920 SF
Year Built:	1967
Min Clear Height:	15'
Loading:	2 Ground Level Doors
Power:	400a, 120-240v, 1p / 400a, 120-240v, 3p (verify)
# Parking:	18
Zoning:	[LF1-WH1-6][I1-N]
APN:	5132-017-031
Sale Price:	\$2,400,000 (\$230.77/SF)

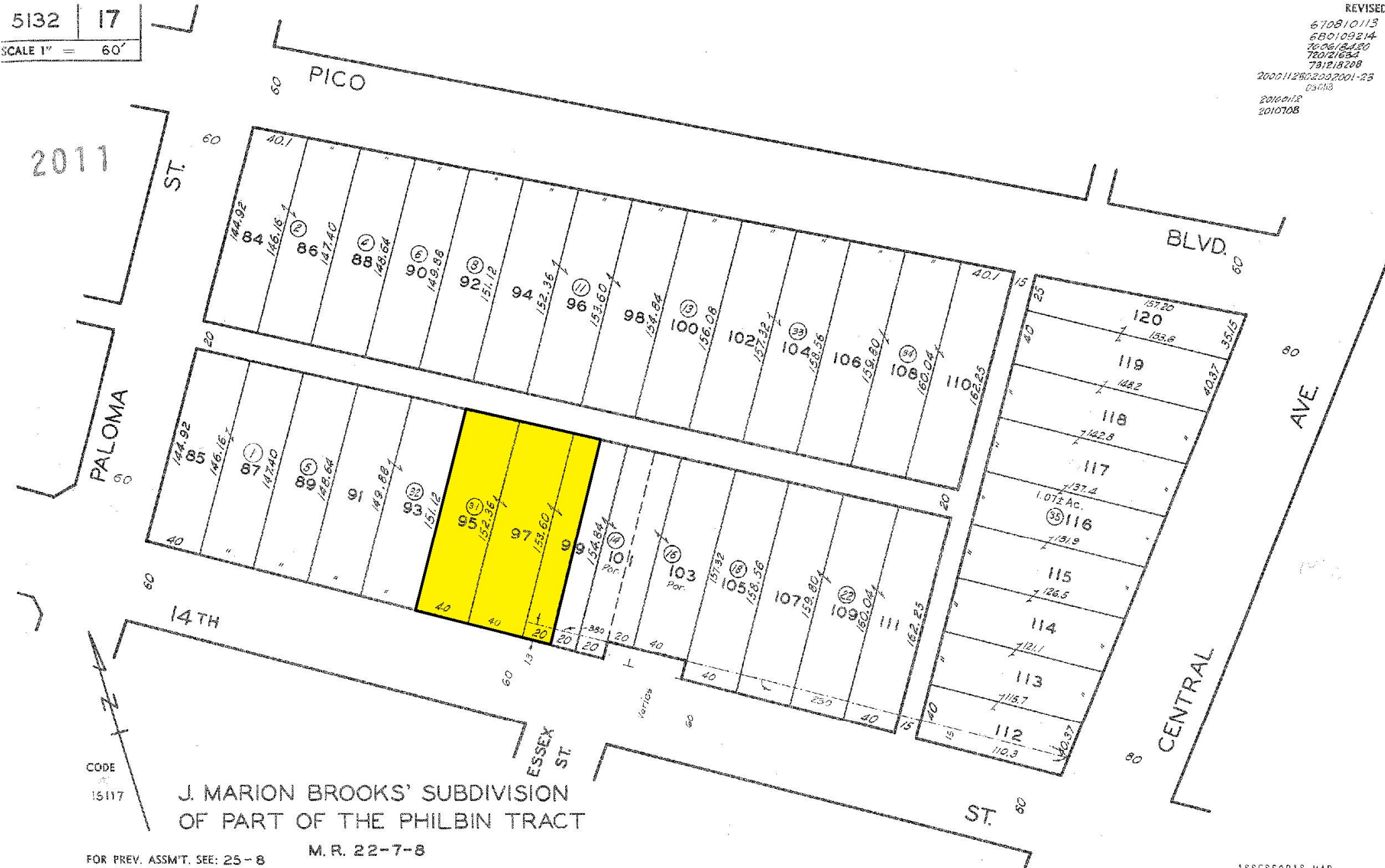
All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Buyer must verify all information.

Property Highlights

- **Excellent owner-user purchase opportunity** in Downtown LA Fashion District
- **Highly functional industrial building** with a **15' minimum clear height**
- **Clean office and showroom area** well suited for administrative, sales or design
- **Heavy electrical power** suitable for a wide range of manufacturing
- **Secure, fenced and gated front and rear yards** providing convenient parking, loading, and outdoor storage
- **Fully sprinklered building** for enhanced safety and functionality
- **Excellent freeway access** with convenient connections to major Downtown Los Angeles transportation routes
- **Ideal for apparel, wholesale distribution, e-commerce fulfillment, light manufacturing, printing, embroidery, textile supply, and import/export businesses**

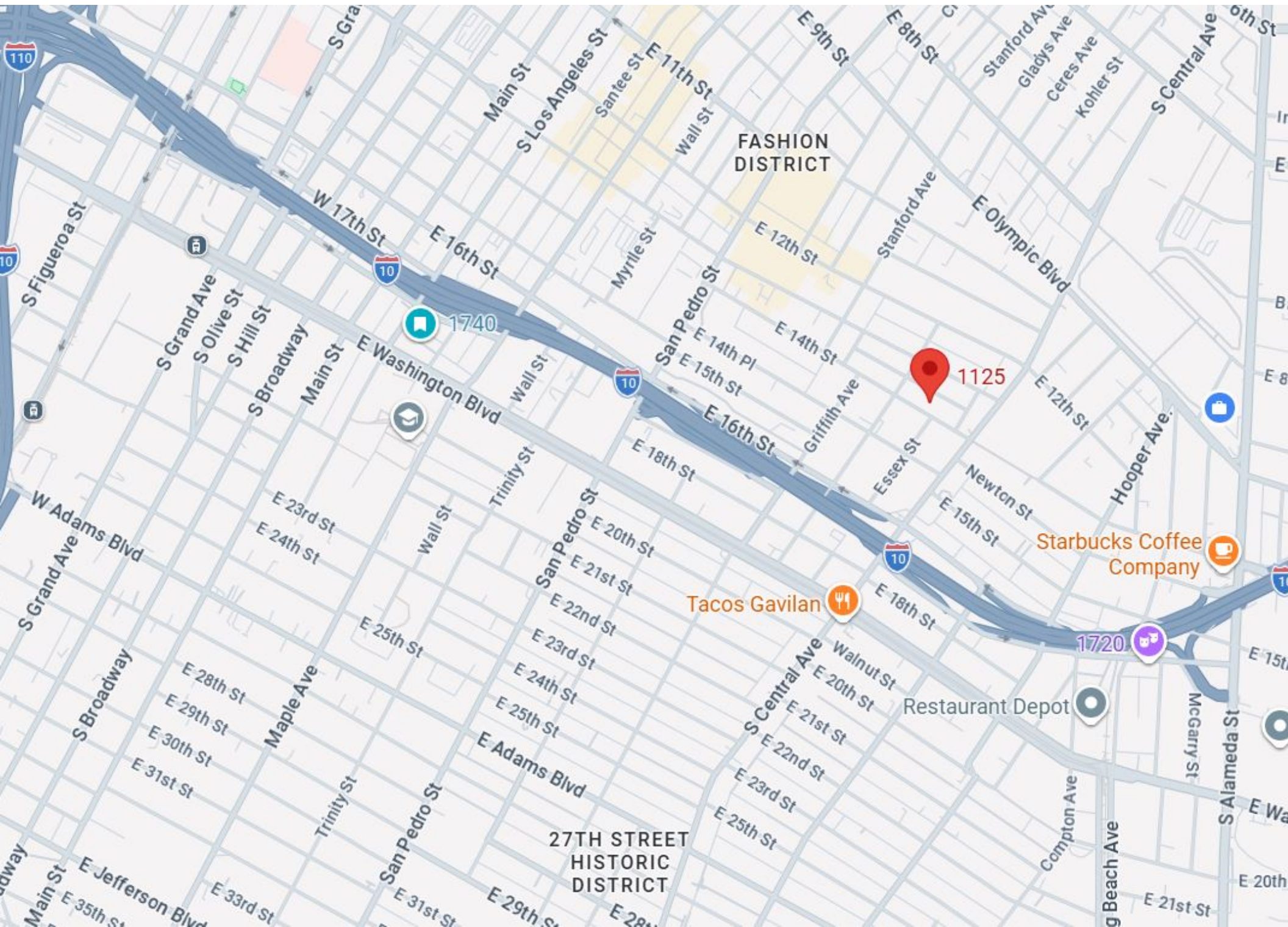
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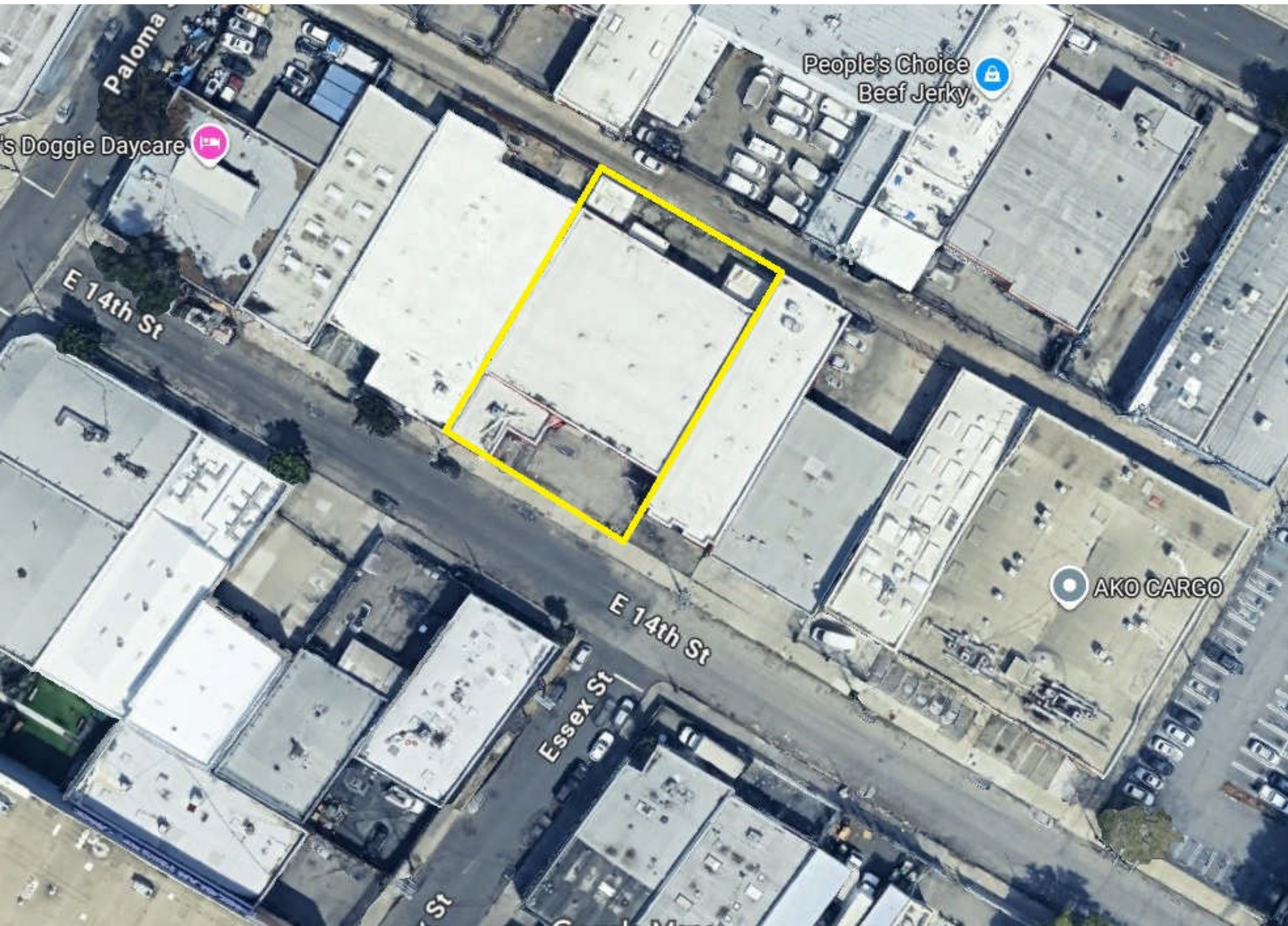
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FOR SALE | ±10,400 SF INDUSTRIAL BUILDING

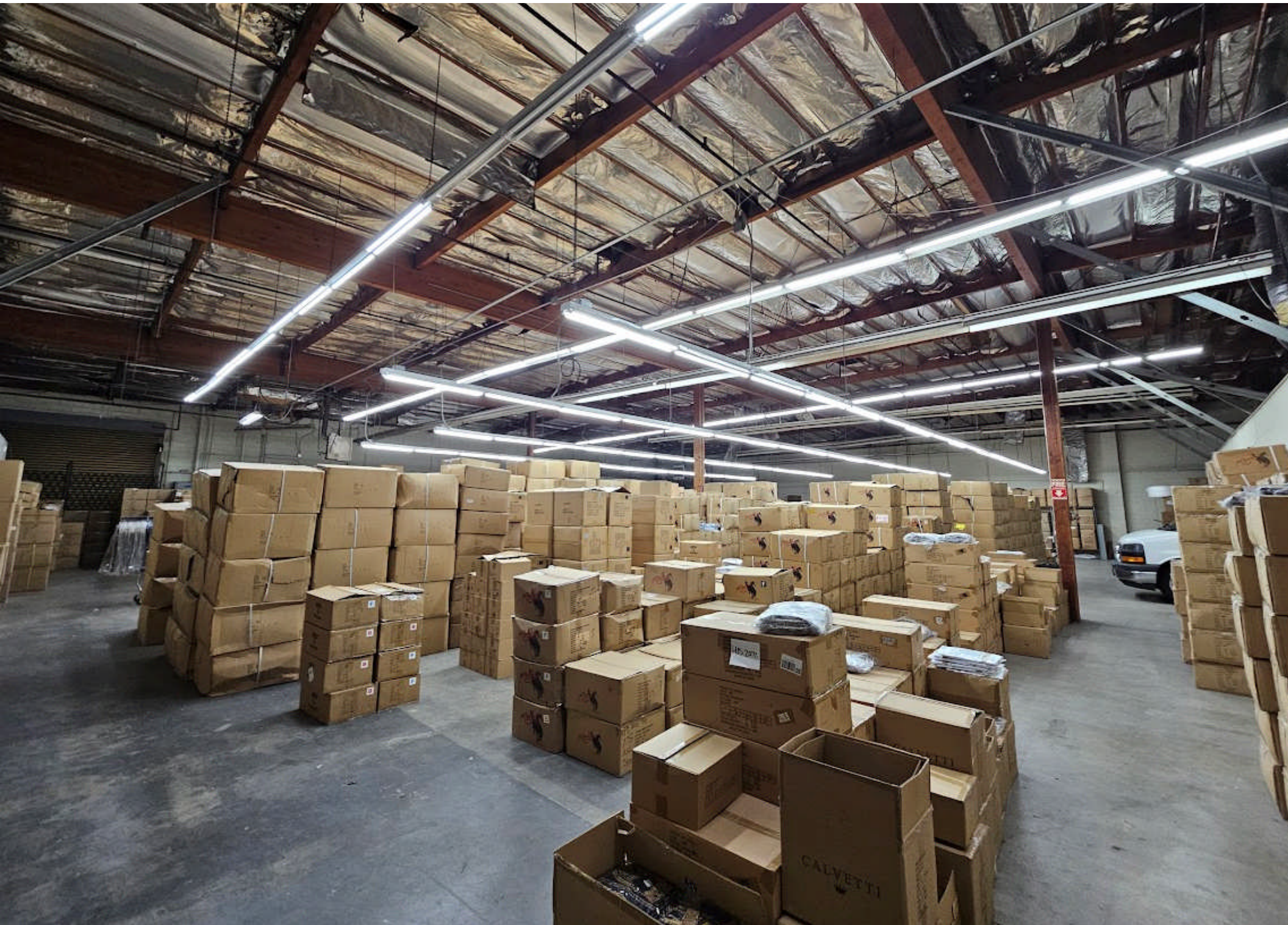
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