

INDUSTRIAL PROPERTY FOR SALE

Owner-User Purchase Opportunity



Sale Price Slashed!

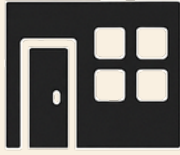
2,459± SF Building on 4,200± SF of Land

3361 Union Pacific Ave, Los Angeles, CA 90023

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM



**INDUSTRIAL
BUILDING**



**OFFICE
SPACE**



**LOADING
DOOR**



**GATED
PARKING**



RESTROOM



**OPPORTUNITY
ZONE**

Building Area	2,459± SF
Office Area	972± SF
Land Area	4,200± SF
Construction	Concrete
Year Built	1946 (Renovated 2025)
Warehouse Clearance Height	10'
Power	400A/240V/3Ph
Ground Level Loading Doors	1: 10x12
Sprinkered	No
Parking	3 Surface Spaces
Zone	LA M2-1-CUGU
APN	5190-032-013

3361 UNION PACIFIC AVENUE LOS ANGELES, CA 90023

Property Highlights

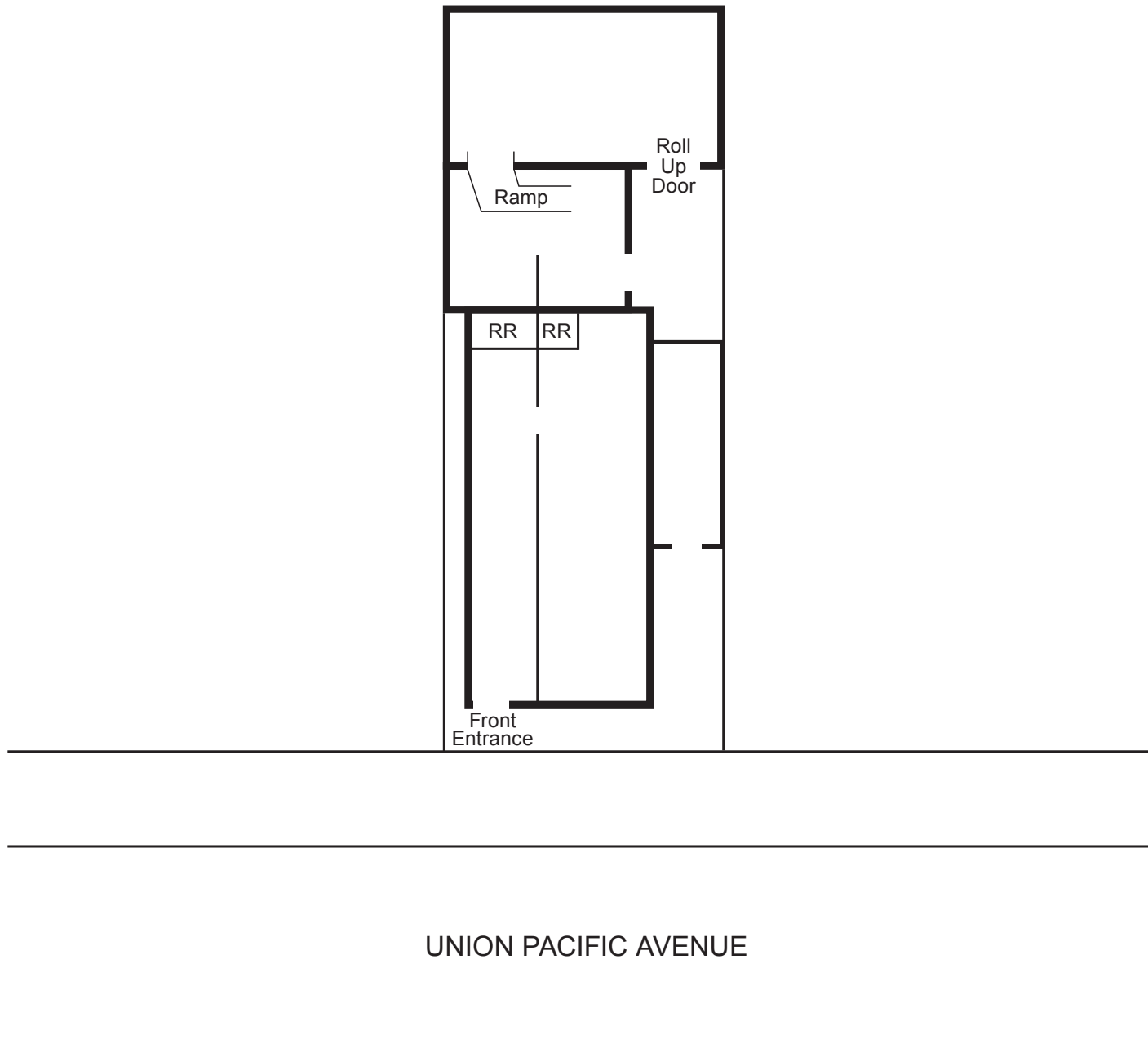
- Rare, small industrial facility
- Manufacturing or warehouse applications
- Ideal for owner-user
- Recently completely renovated
- Secure, gated parking for 3 vehicles
- Ground level loading door
- Great location 3 blocks south of Olympic Blvd just east of Grande Vista Ave/Lorena St
- Adjacent to City of Vernon
- 2 miles southeast of Downtown Los Angeles
- Easy access to I-10, I-5, 60 & 101 freeways
- Located in a Designated Qualified Opportunity Zone (tax benefits)

ASKING PRICE: ~~\$1,000,000~~ \$639,999
(±\$260 PER SF)

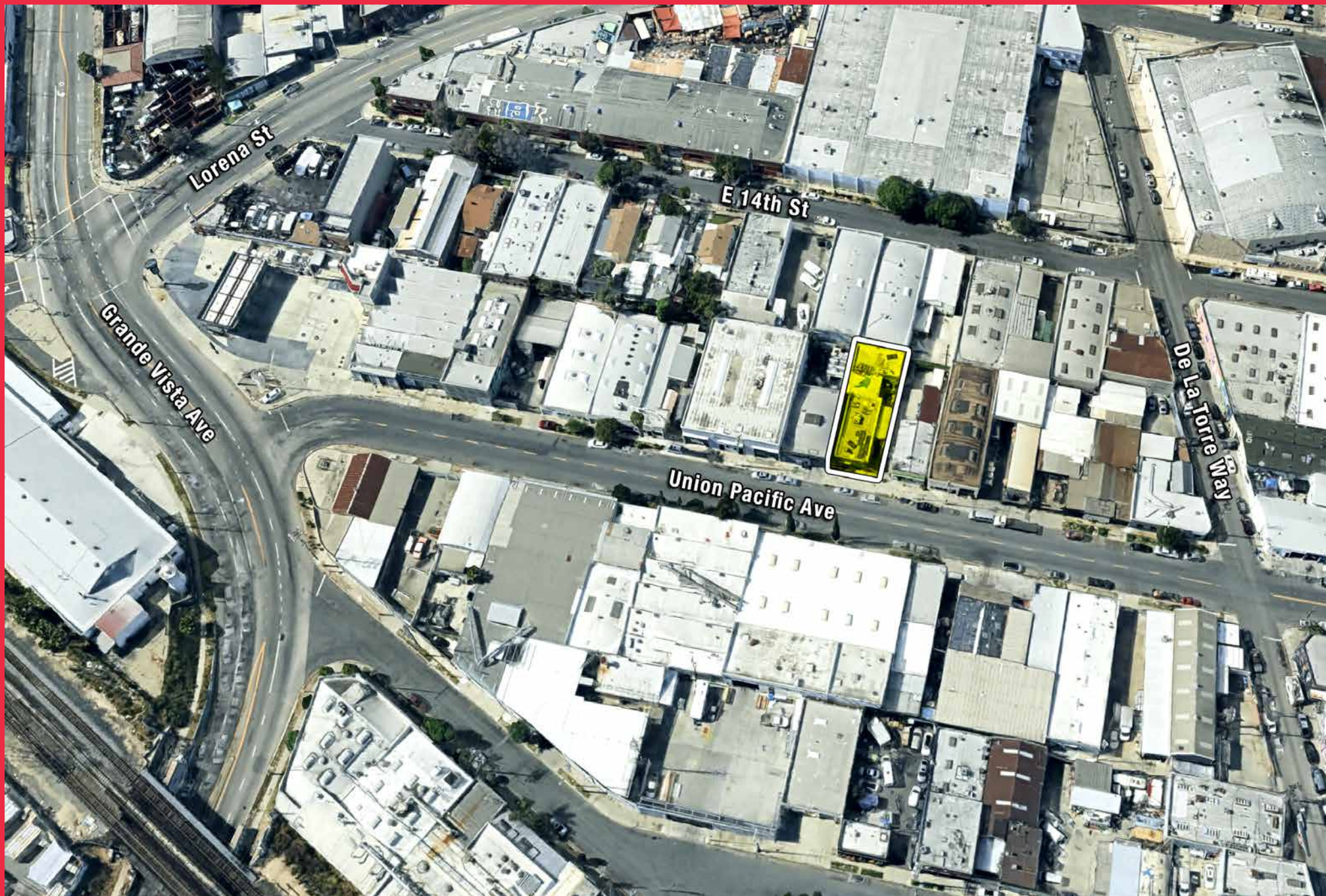


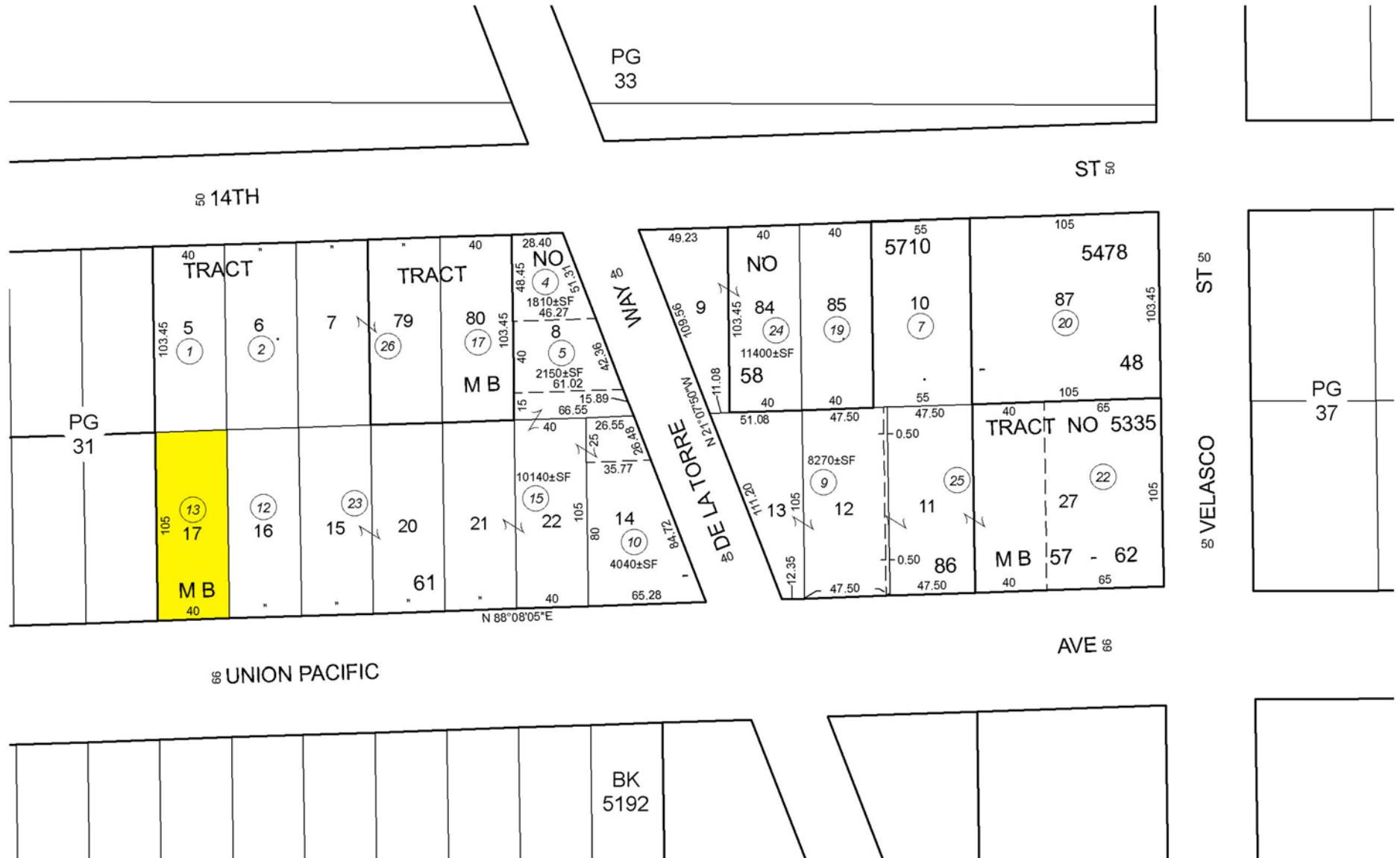


SITE PLAN

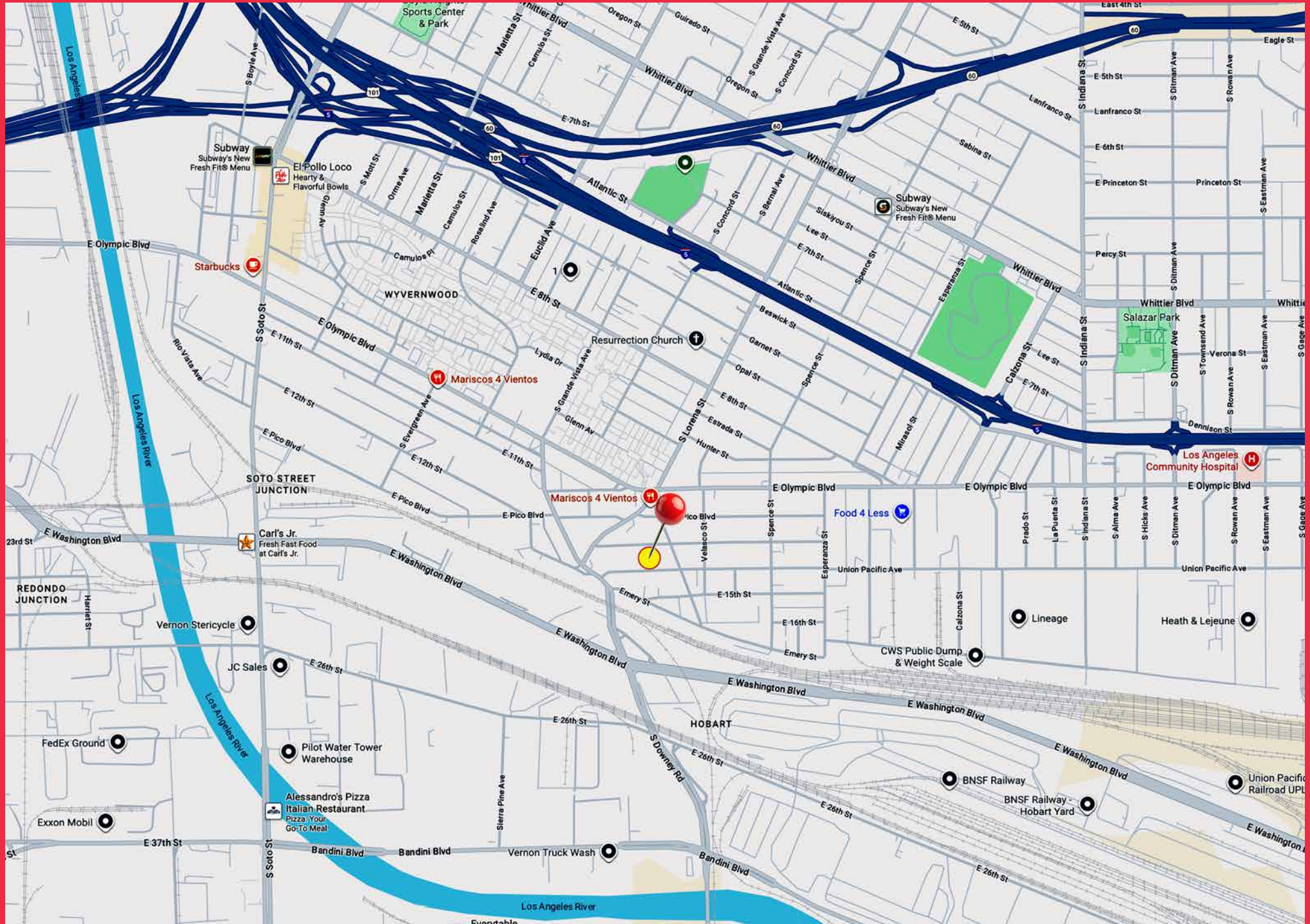


AERIAL PHOTO



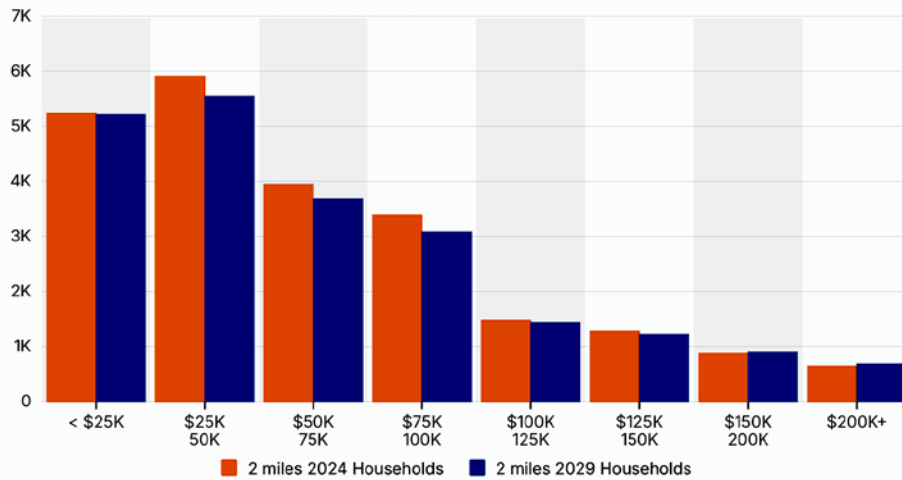


AREA MAP

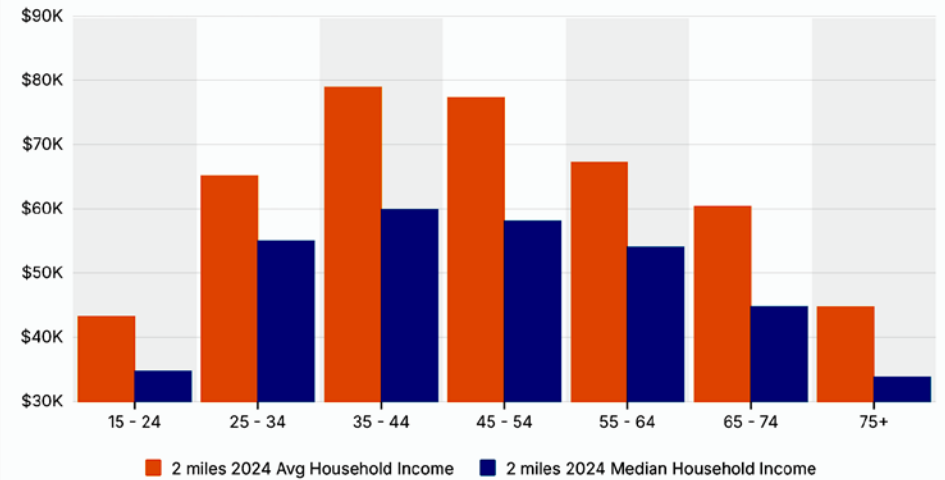


NEIGHBORHOOD DEMOGRAPHICS

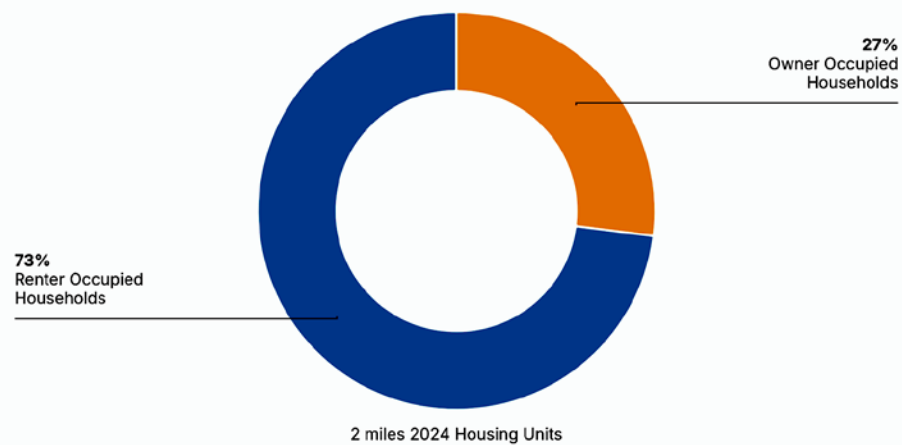
Household Income



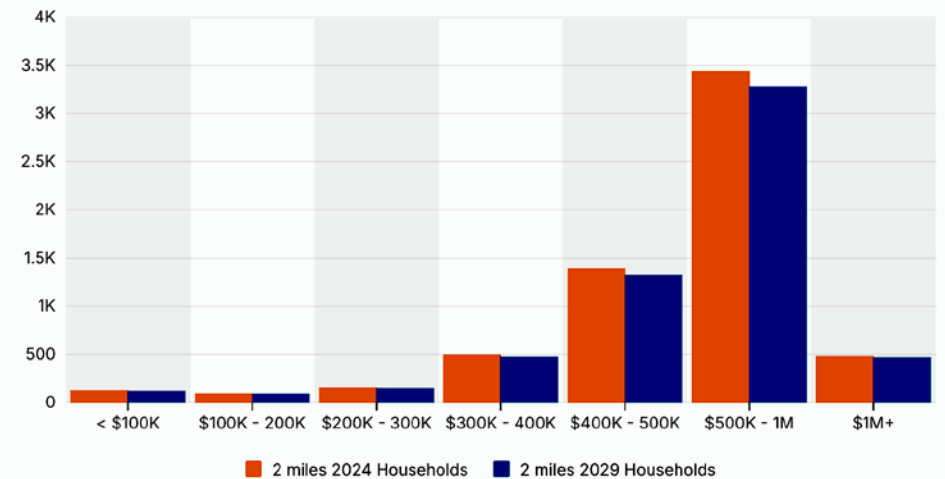
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

3361 UNION PACIFIC AVE, LOS ANGELES, CA 90023

2,459± SF Industrial Building
4,200± SF of Land

Price Reduced! Owner-User Opportunity

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