



Address: 936 E 31st St, Los Angeles, CA 90011

Cross Streets: E 31st St/Central Ave

Next to Central Ave. & 31st Corner
2002 Concrete Tilt-Up Construction
24 ft-26ft Ceiling -- 35 Parking Spaces
1,200 Amps of 3 Phase Power
Excellent Warehouse/Manufacturing Facility
5 Mins to Fashion District

Sale Price: \$11,070,000.00
Sale Price/SF: \$389.57
Available SF: 28,416 SF
Prop Lot Size: 0.96 Ac / 41,601 SF
Taxes: \$97,749 / 2024
Yard: Fenced / Paved
Zoning: MR1

Sprinklered: No
Clear Height: 24' - 26'
GL Doors/Dim: 3
DH Doors/Dim: 0
A: 1200 V: 480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 2002

Whse HVAC: No
Parking Spaces: 35 / **Ratio:** 1.2:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 3,500 SF
Restrooms: 6
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: CBD
APN#: 5114021045

Listing Company: Magic Properties, Inc.

Agents: [Nathan Yoon 213-321-3935](#), [Bryant T. Chung 213-503-8007](#)

Listing #: 42042263

Listing Date: 03/04/2025

FTCF: CB000N000S200

Notes: Seller/Broker does not guarantee any information stated herein. Buyer must verify all information including power capacity, office sizes and HVAC condition, etc. through independent investigation.