

INDUSTRIAL PROPERTY FOR SALE OR LEASE

3-Unit Warehouse Divisible to 832-1,244-2,500 SF

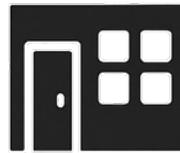


Sale Price Reduced!

4,576± SF Building on 4,800± SF of Land
3743-3751 Union Pacific Ave, Los Angeles, CA 90023



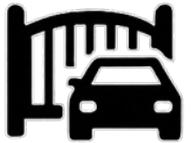
INDUSTRIAL
BUILDING



OFFICE
SPACE



LOADING
DOOR



GATED
PARKING



RESTROOM



OPPORTUNITY
ZONE

Total Building Area 4,576± SF

Office Area 282± SF (2)

Land Area 4,800± SF

Construction Frame & Stucco

Year Built 1952 (Renovated 2025)

Warehouse Clearance Height 10'

Power 400A/440V/3Ph

Ground Level Loading Doors 1: 12'6" x 8'10"

Sprinklered No

Parking 2 Surface Spaces

Restrooms 4

Zone LA MR1-1-CUGU

APN 5191-027-019

Opportunity Zone Yes

3743-3751 UNION PACIFIC AVENUE
LOS ANGELES, CA 90023

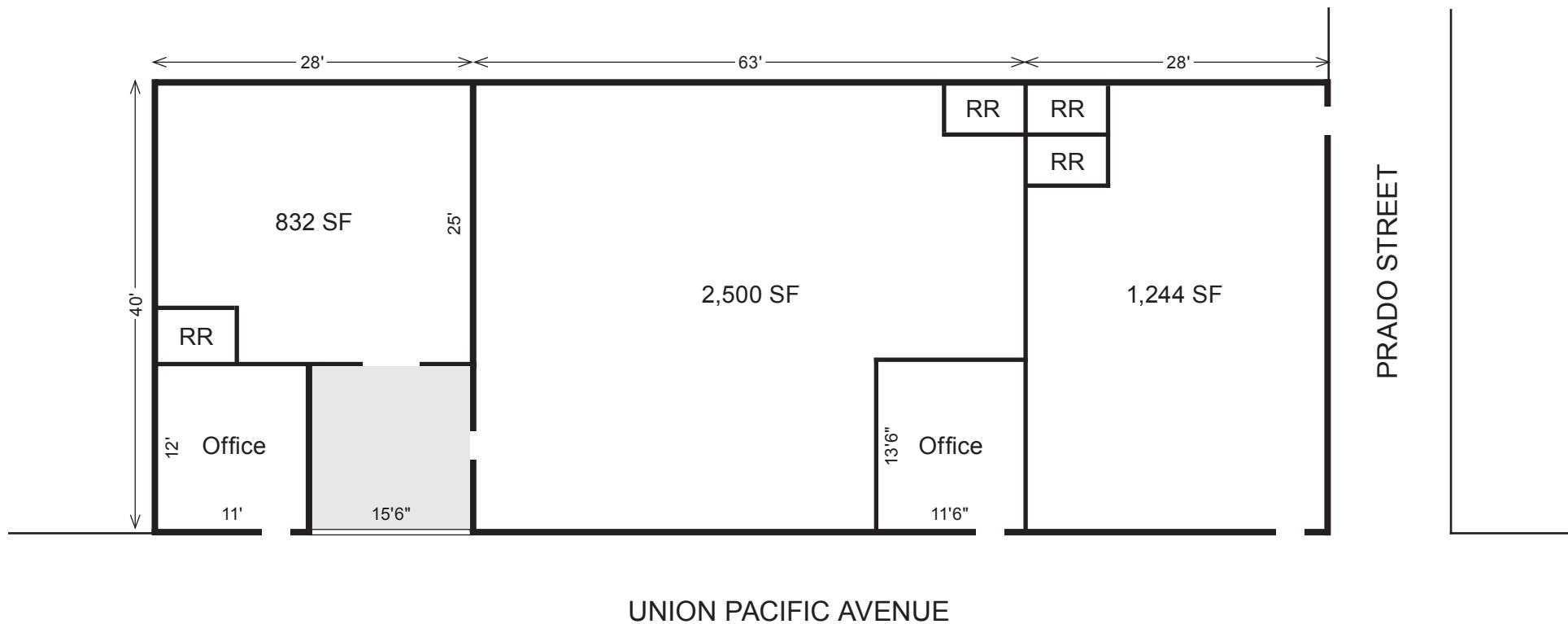
Property Highlights

- Industrial facility with 3 units
- Light manufacturing, assembly or warehouse applications
- Owner-user or investor purchase opportunity
- Divisible for lease to 832-1,244-2,500 SF
Take all or part!
- Renovated in 2025
- New electrical and plumbing
- Secure, gated parking for 2 vehicles plus abundant street parking
- Ground level loading door
- Great location 1 block south of Olympic Blvd and 2 blocks west of Indiana St
- 2 blocks south of the Santa Ana (I-5) Freeway
- Located in a Designated Qualified Opportunity Zone (tax benefits)

ASKING PRICE: \$1,375,000 \$1,098,240
(±\$240 PER SF)

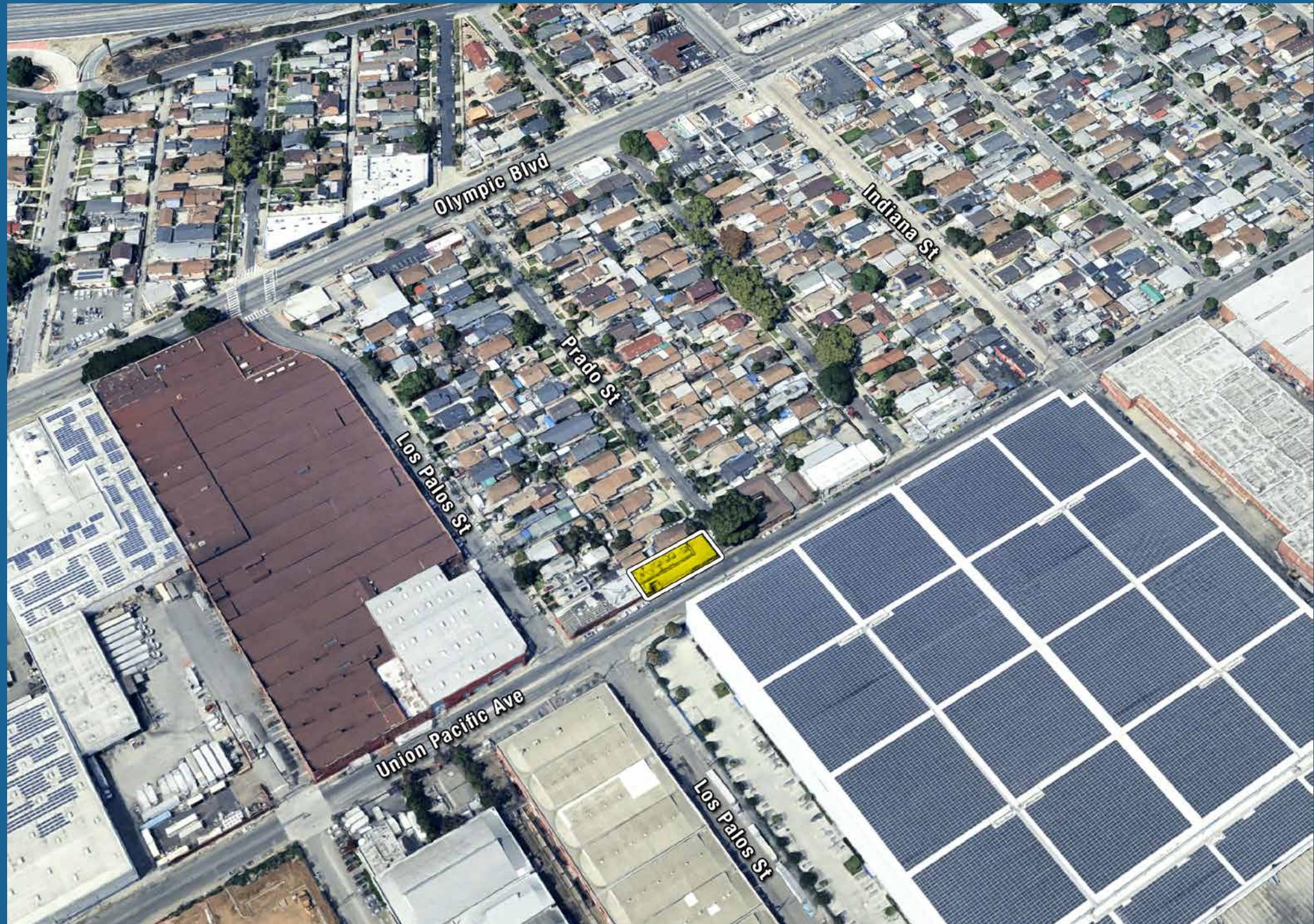
LEASE RENTAL: \$1.00 PER SF GROSS

SITE PLAN

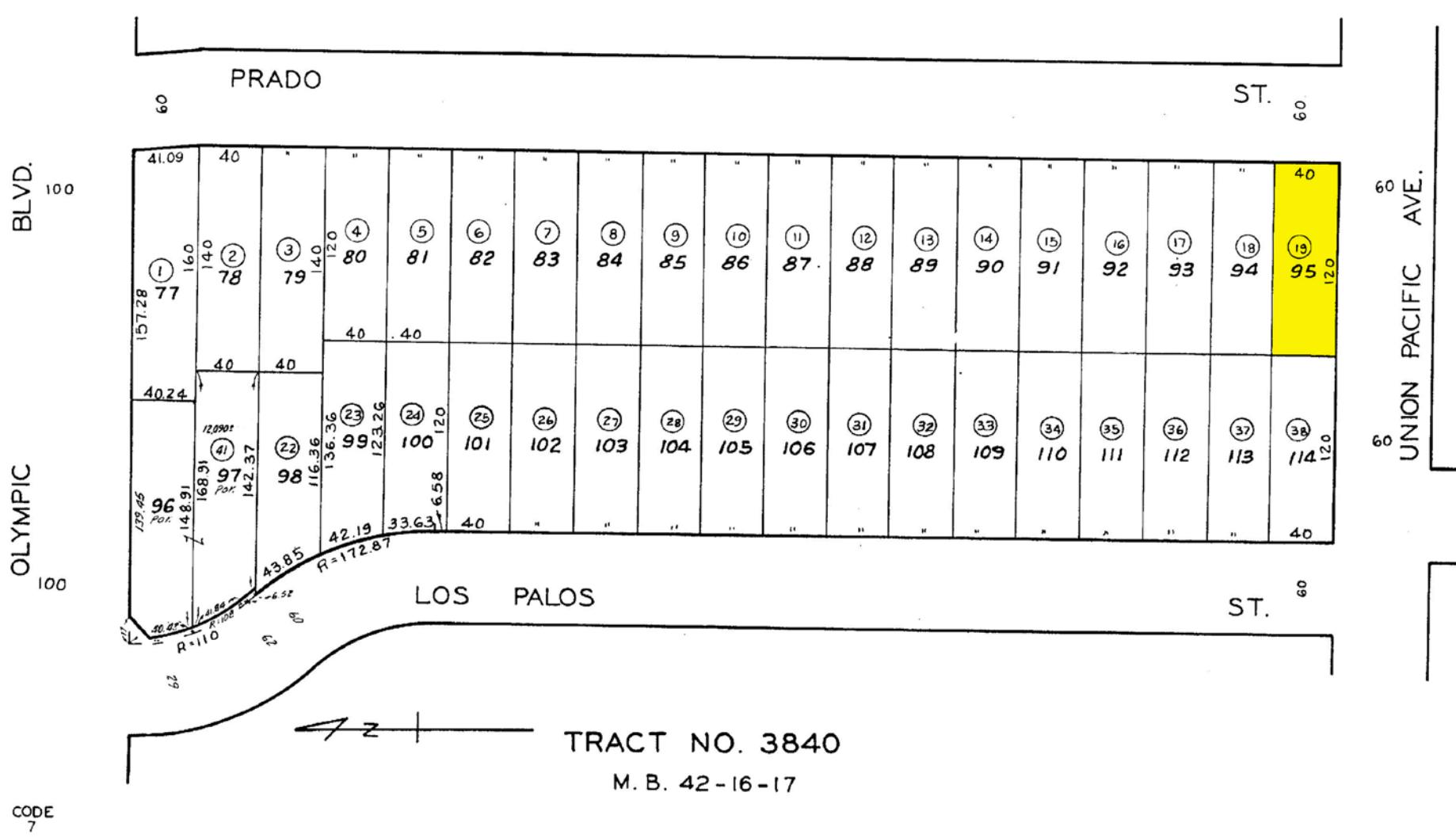


Site Plan Not to Scale | All measurements approximate

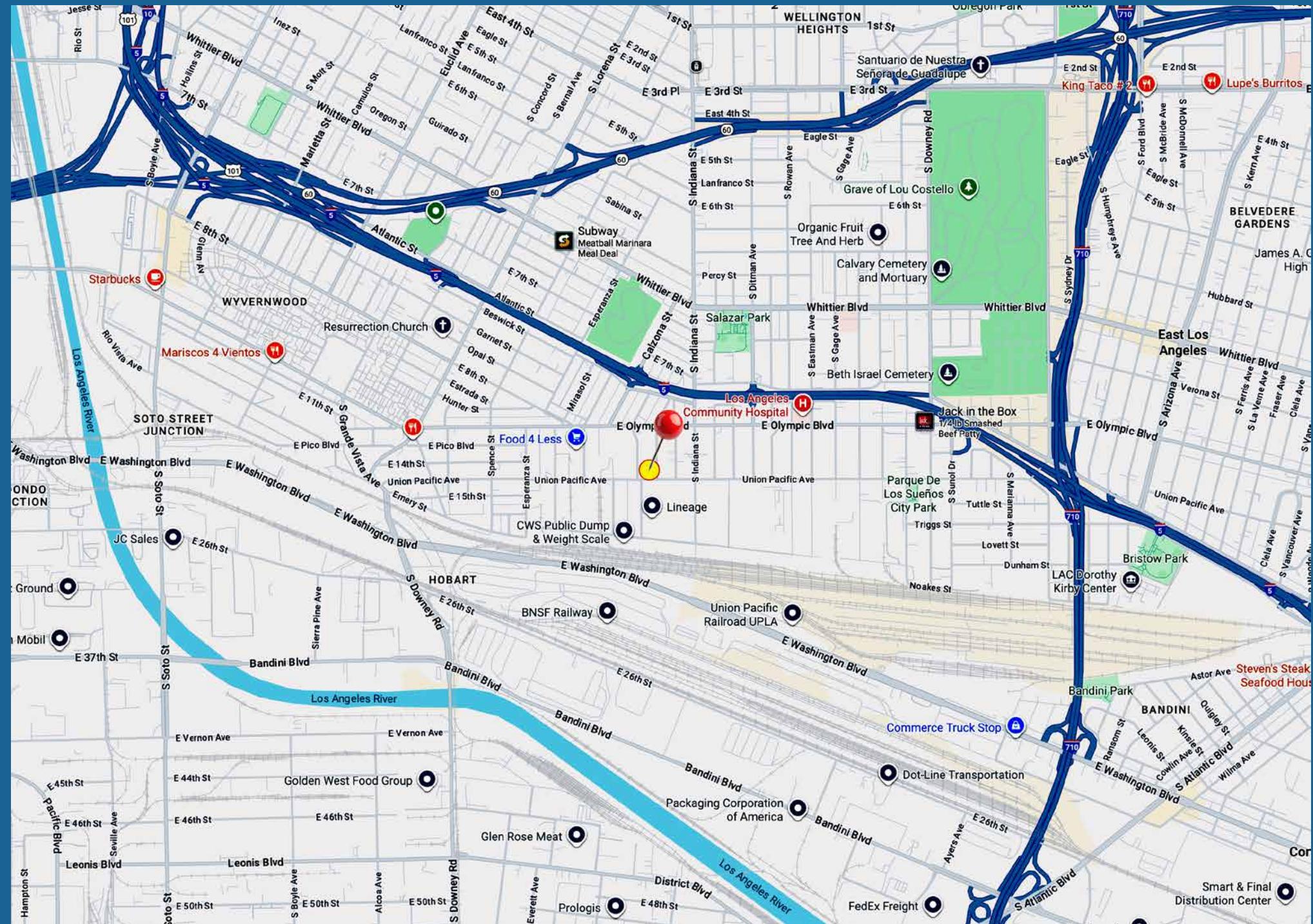
AERIAL PHOTO



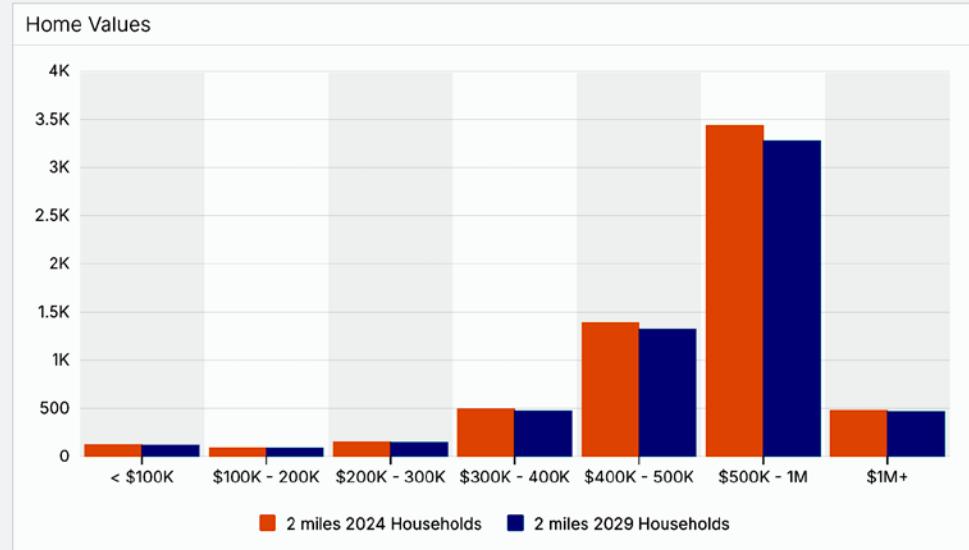
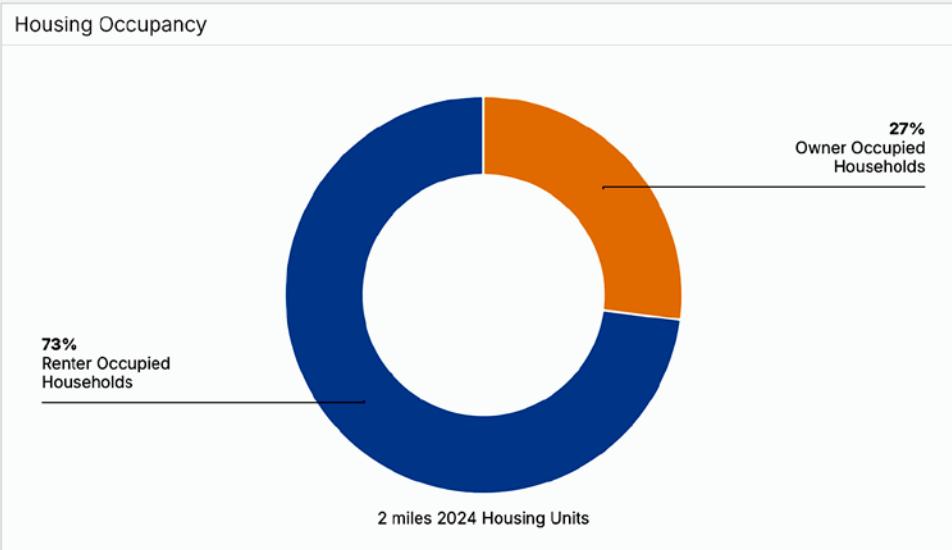
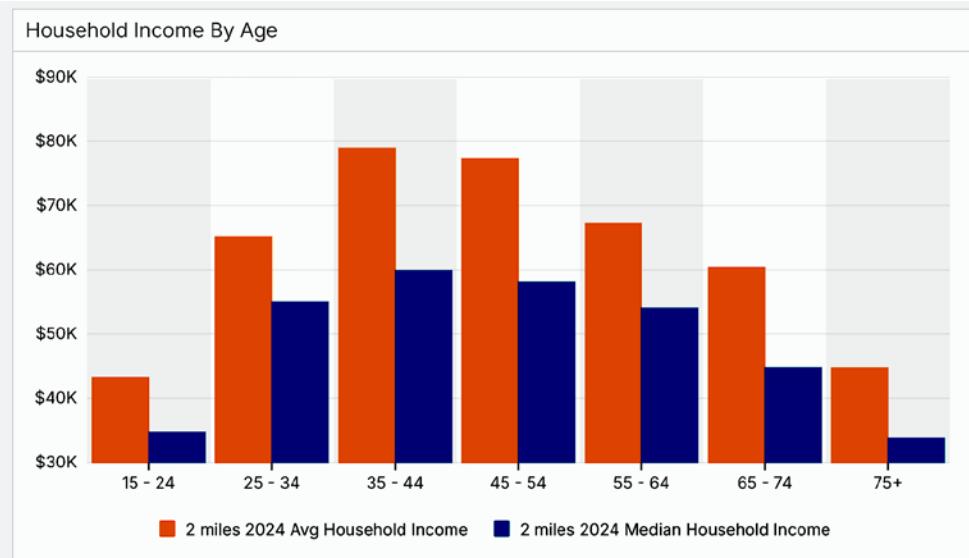
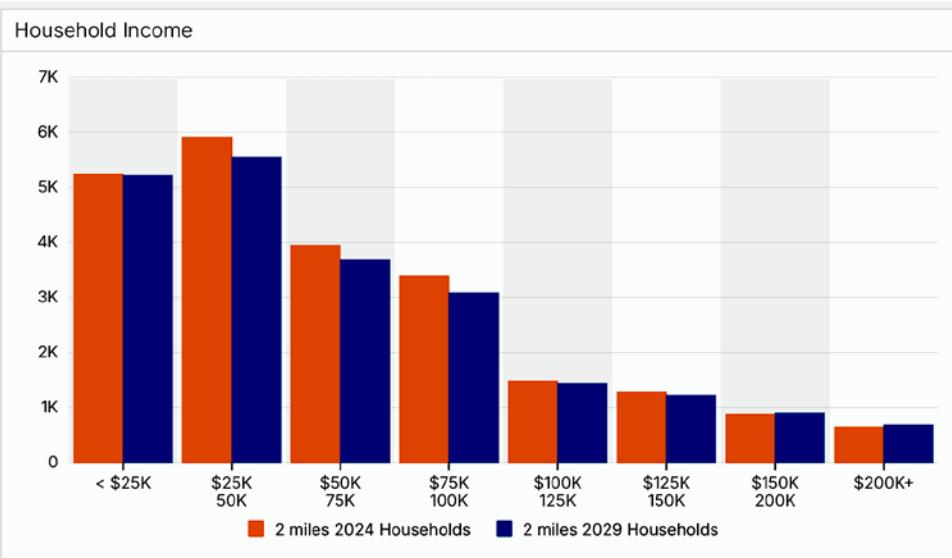
PLAT MAP



AREA MAP



NEIGHBORHOOD DEMOGRAPHICS



FOR SALE OR LEASE

3743-3751 UNION PACIFIC AVE

4,576± SF Industrial Building

4,800± SF of Land

3-Unit Warehouse

Lease Divisible to 832-1,244-2,500 SF

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers or Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer or Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Exclusively offered by



Jeff Luster
CEO
213.747.4152 office
213.804.3013 mobile
jeff@majorproperties.com
Lic. 00636424