

# FOR SALE

2800 HOOPER AVE  
LOS ANGELES, CA 90011

# ±21,430 SF

## INDUSTRIAL BUILDING



For more information, please contact:

**Daniel Park**

(213) 446-0396

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DRE# 01227056

**PARK** INDUSTRIAL  
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

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

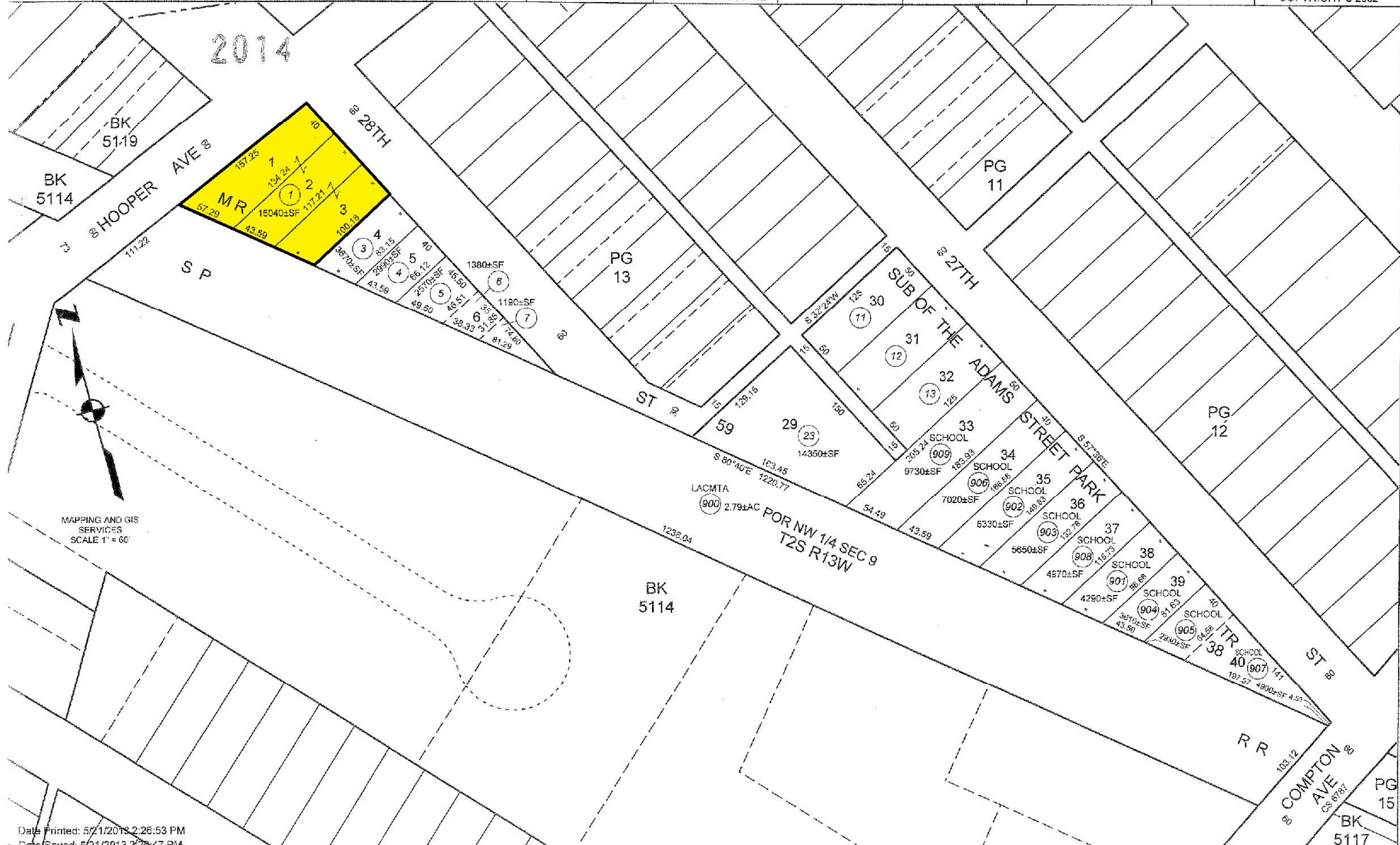


Building SF:	21,430 SF	• Very well maintained 2 story industrial building
Land SF:	16,036 SF	• Close to Downtown LA
Office SF:	1,800 SF	• Equipped with freight elevator
Year Built:	1947	• Dock high loading
Clear Height	12' - 14'	• Secure fenced & gated yard of app. 4,000 SF
Power:	600a, 120-480v, 3p	• Automatic gate
Loading:	2 DH	• Heavy electrical power
# Restrooms:	6	• App. 1,600 SF of bonus covered area
Zoning:	M1-1-CPIO	• Ideal for distribution, fabrication, warehousing, or creative production operations
Sale Price:	\$4,286,000 (\$200.00/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/Lessee must verify all information.

SOUTHERN PACIFIC TRANSPORTATION HAS RETAINED FEE BELOW 500 FT ON PCL 900 PER 1992 SBE LETTER

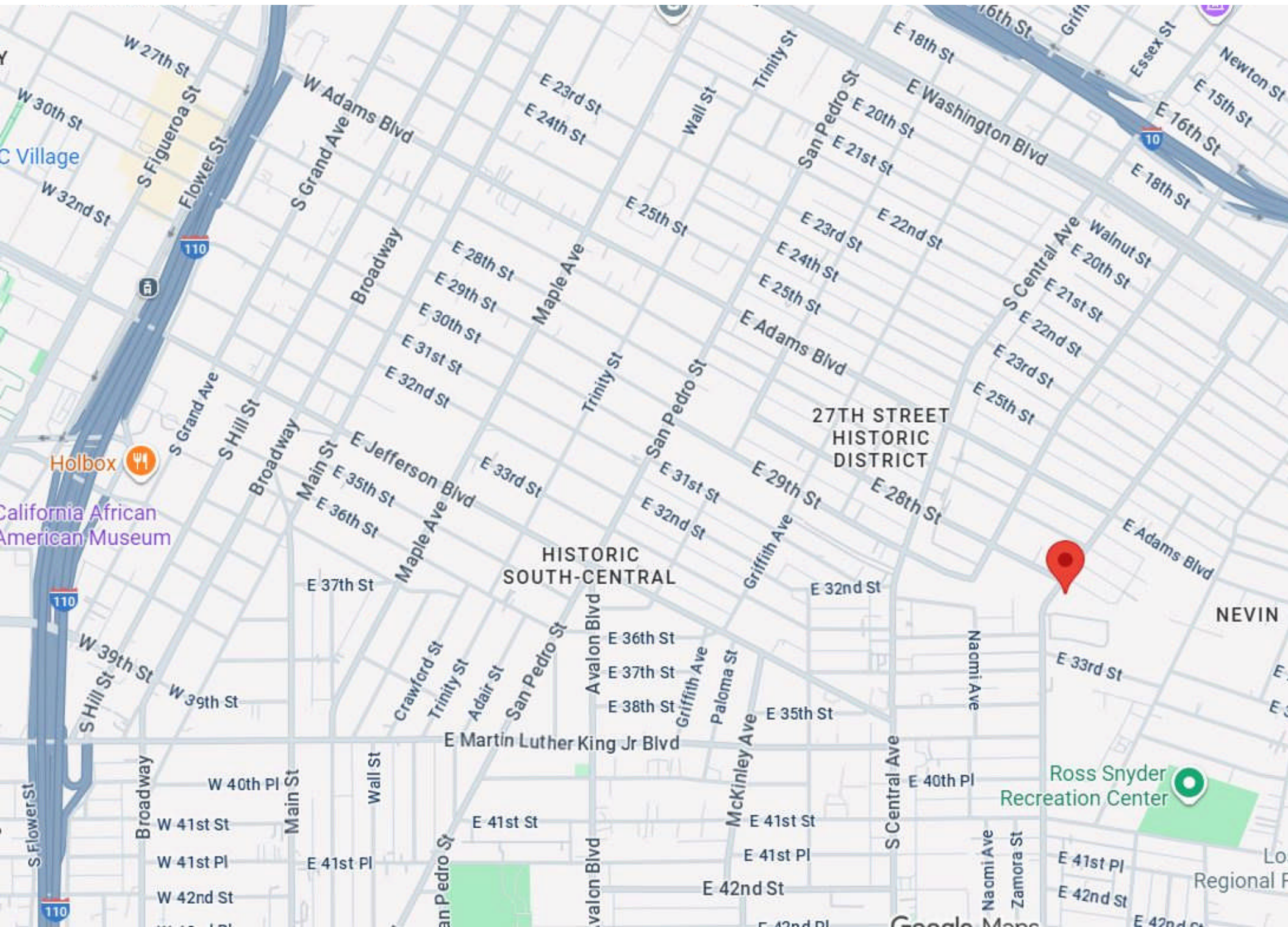
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