

**\$162/SF!
DELIVERED VACANT**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FOR SALE

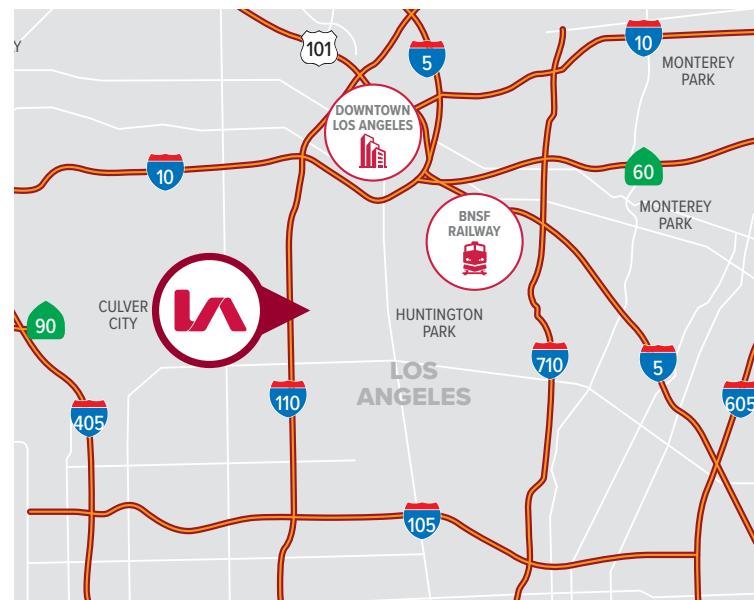
INDUSTRIAL BLDG ON ±21,120 SF OF LAND

150-154 E 58TH ST, LOS ANGELES, CA 90011

PROPERTY HIGHLIGHTS

- Dock-High (4) & Divisible Building (3 Units)
- Can Be Delivered Vacant - M2M Tenants
- Power: 600 Amps | 120/240 V (Verify)
- Immediate 110 Fwy Access @ Slauson Ave
- Excellent Location for Redevelopment
- Dock Loading & Offices + 2 R.R. Per Unit
- Contact Broker to Tour - Bring All Offers

SALE PRICE/SF	\$162/SF
SALE PRICE	\$3,095,000



FOR MORE INFORMATION, PLEASE CONTACT



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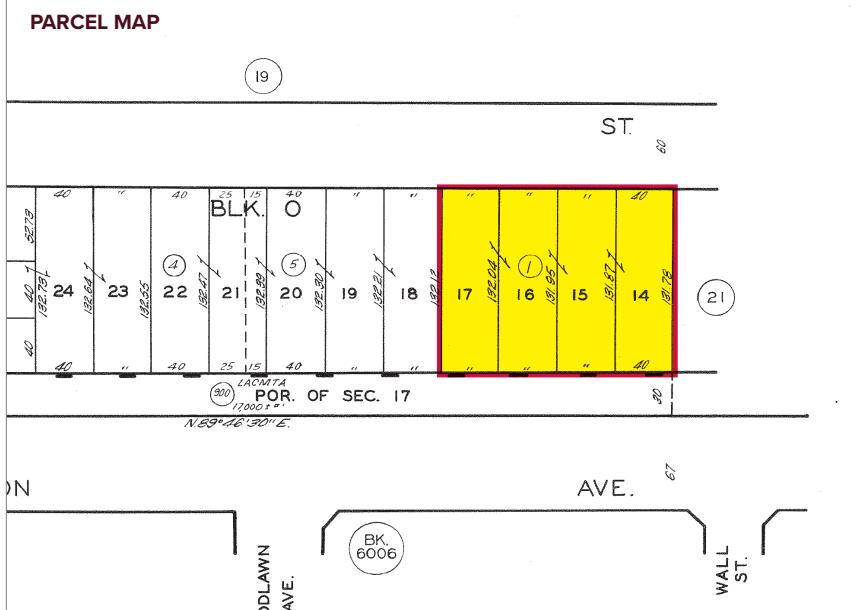
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±19,080 SF INDUSTRIAL BLDG ON ±21,120 SF OF LAND

150-154 E 58TH ST, LOS ANGELES, CA 90011

PARCEL MAP



PROPERTY SUMMARY

TOTAL BUILDING SF	±19,080 SF
TOTAL LAND SF	±21,120 SF
LOADING DOORS	4 Dock-High Doors
OFFICES/RRs	±1,540 SF / 7 RRs
POWER	600A, 120/240V, 3O, 4W
CLEAR HEIGHT	11' Clear Height
ACCESSIBILITY	0.5 Miles to 110 Fwy
CONSTRUCTION	Masonry
YEAR BUILT	1945
ZONING	LAM1-1-CPIO*
APN	5101-022-001
POSSESSION	Close of Escrow



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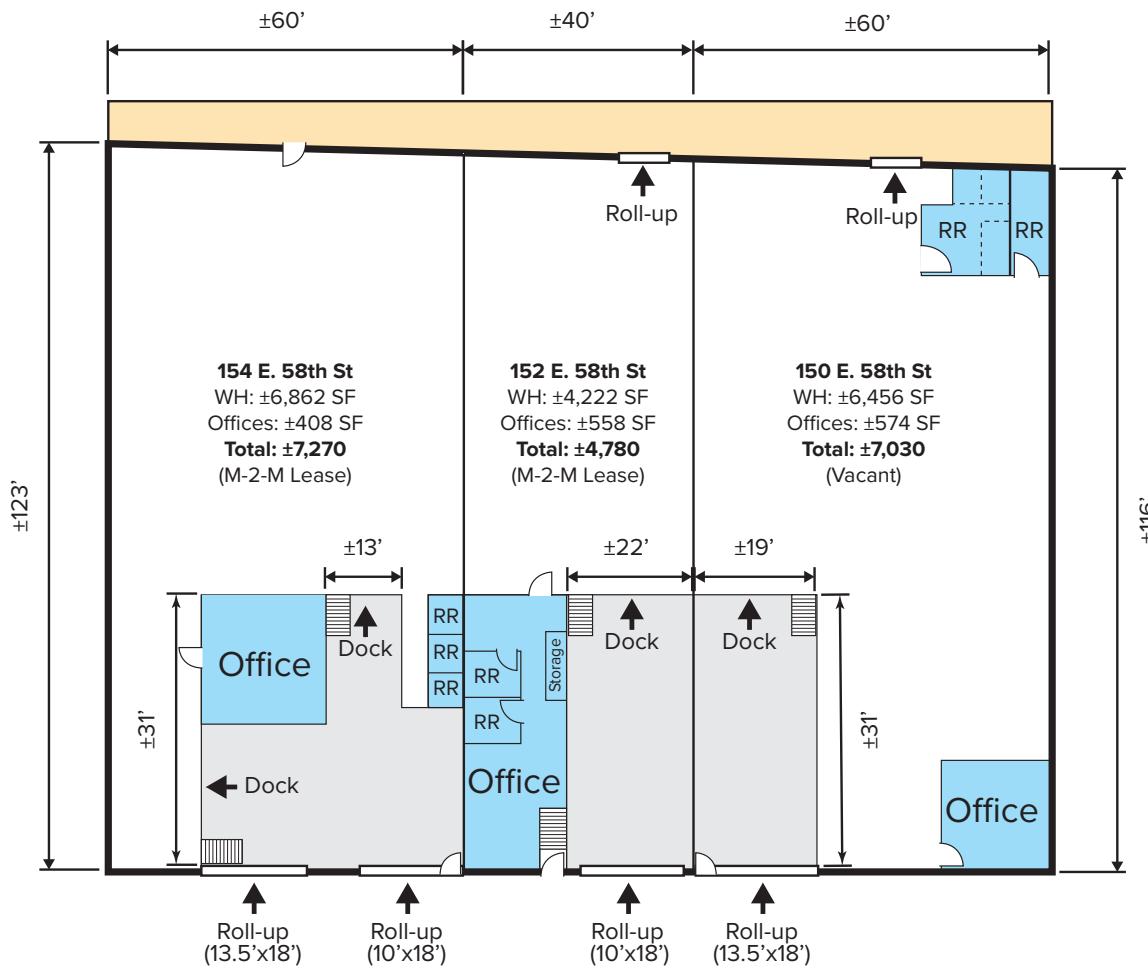
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PROPERTY SITE PLAN

East Slauson Ave



East 58th St

N

OFFICES SF	±1,540 SF
WAREHOUSE SF	±17,540 SF
TOTAL SF	±19,080 SF

NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer to Verify

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