

**1410** **WASHINGTON BLVD**  
Los Angeles 90021



## FOR SALE | 3,105 SF

DTLA INDUSTRIAL / CREATIVE SPACE  
BONUS +/- 1,000 SF OF HVAC-SERVED CLEAN ROOM / SHOP AREA  
400 AMPS OF 3-PHASE | 18' CLEARANCE



ERIC REAVIS, SIOR

📞 01216423

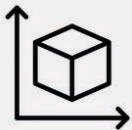
📞 213.709.6760

✉️ [eric@reavisrealty.com](mailto:eric@reavisrealty.com)

🌐 [www.reavisrealty.com](http://www.reavisrealty.com)

# 01

## Building Highlights



**3,105 SF**

AVAILABLE SF



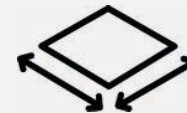
**GROUND LEVEL LOADING**

IN REAR YARD



**18' CLEARANCE**

CLEAR SPAN



**5,818 SF**

LAND SF



**400 AMPS, 3-PHASE**

ELECTRICAL SERVICE



**SECURE REAR YARD**

W/ MOTORIZED GATE



**LED LIGHTING**

IN WAREHOUSE



**CONCRETE BLOCK**

CONSTRUCTION CIRCA 1981



**BONUS ± 1,000 SF**

HVAC-SERVED  
CLEAN ROOM / SHOP SPACE



**CREATIVE USES**

IDEAL FOR STUDIO,  
PRODUCTION, FLEX

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# 02

## Specs

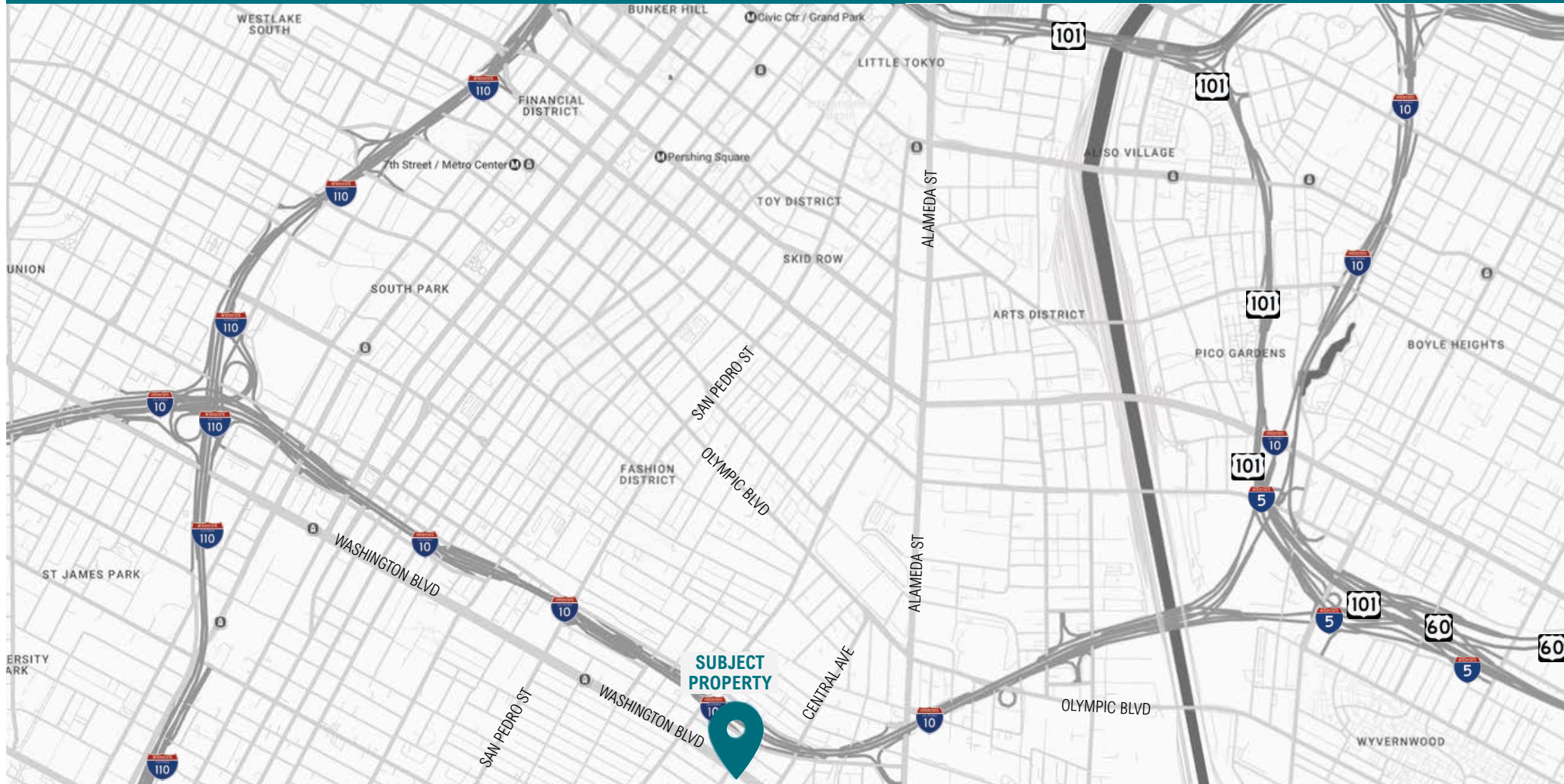
|                            |                           |
|----------------------------|---------------------------|
| <b>BUILDING SIZE</b>       | 3,105 SF                  |
| <b>LAND SIZE</b>           | 5,818 SF                  |
| <b>CONSTRUCTION</b>        | CONCRETE BLOCK            |
| <b>ZONING</b>              | M1-2                      |
| <b>YEAR BUILT</b>          | 1981                      |
| <b>OFFICE SIZE</b>         | 1,180 SF                  |
| <b>DOCK HIGH POSITIONS</b> | 0                         |
| <b>GROUND LEVEL DOORS</b>  | 1                         |
| <b>ELECTRICAL SERVICE</b>  | 400 AMPS, 240 VOLTS, 3-PH |
| <b>PARKING</b>             | FOUR (4)                  |
| <b>WAREHOUSE LIGHTING</b>  | LED                       |
| <b>FOIL INSULATION</b>     | YES                       |
| <b>SALE PRICE</b>          | \$787,500 (\$253.62 PSF)  |
| <b>OCCUPANCY</b>           | CLOSE OF ESCROW           |



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# 03 Location Highlights

- PRIME **DTLA LOCATION BETWEEN CENTRAL & ALAMEDA**
- 2 BLOCKS TO **I-10 ON/OFF RAMP AT NAOMI AVE**
- MAJOR **BOULEVARD EXPOSURE**
- MINUTES TO **ARTS DISTRICT AMENITIES**



# 04

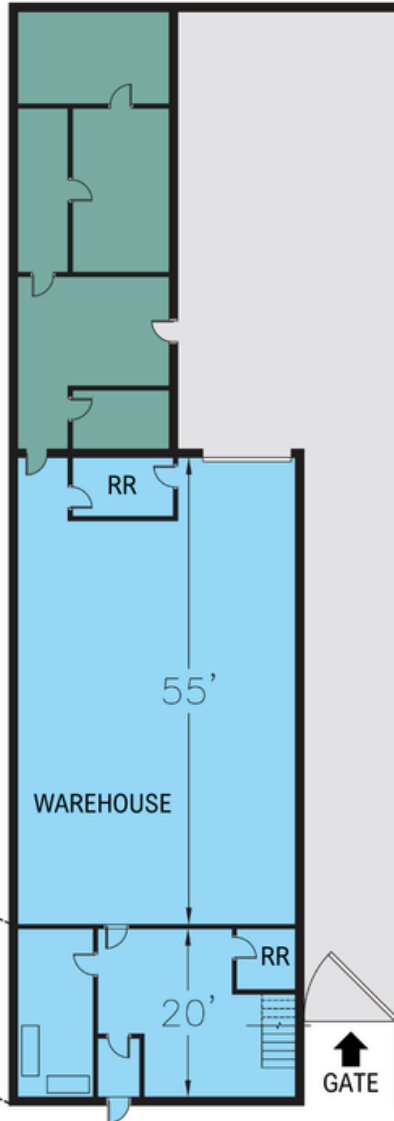
## Property Site Plan

BONUS AREA ± 1,000 SF  
(not included in square footage)

WAREHOUSE / OFFICE  
3,105 SF



18'



35' | 10'

WASHINGTON BLVD

WASHINGTON BLVD

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**REAVIS REALTY**  
INDUSTRIAL REAL ESTATE

# 06

## Photos



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# 06

## Photos



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# 06

## Photos



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INDUSTRIAL REAL ESTATE

**ERIC REAVIS, SIOR**



01216423



213.709.6760



eric@reavisrealty.com

[www.reavisrealty.com](http://www.reavisrealty.com)