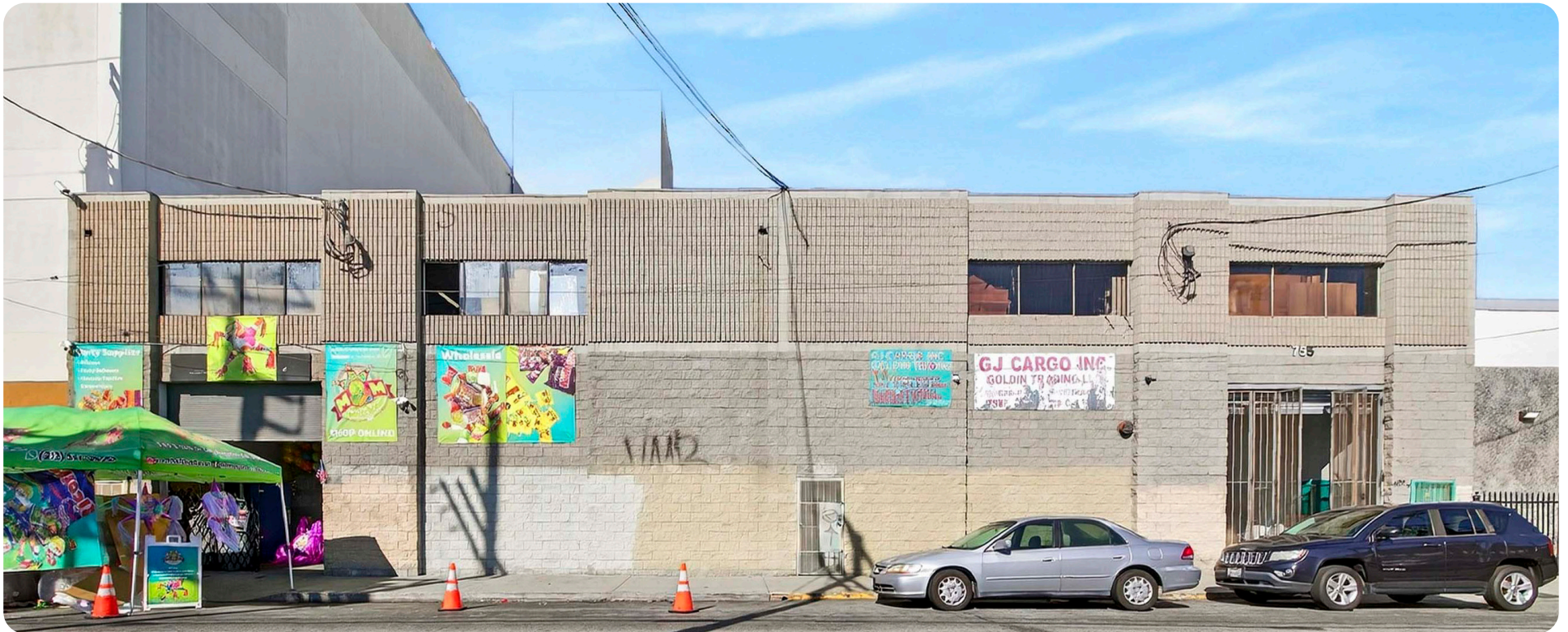


A RARE OPPORTUNITY

749-755 E 15TH ST • LOS ANGELES CA 90021



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EXECUTIVE SUMMARY

749-755 E 15th St presents a rare opportunity to acquire a well-located two-story industrial warehouse building in the heart of the Downtown Los Angeles Fashion District. The property offers approximately 20,000 square feet of building area and is suitable for a variety of industrial uses including garment manufacturing, warehousing, light manufacturing, showroom, storage, and distribution.

The building features approximately 14-foot clear ceiling height, two ground-level loading doors, and heavy power, allowing for efficient industrial operations. A freight elevator provides convenient vertical access between floors.

The property includes approximately 1,000 square feet of office space with air-conditioning, offering comfortable workspace for administrative functions while maintaining efficient warehouse operations.

The property is located directly next to LA Face Mart, a major fashion wholesale center, and benefits from nearby parking availability, a rare convenience in the Downtown Los Angeles Fashion District.

Strategically located near Interstate 10 and Interstate 110, the property offers excellent access throughout the Los Angeles metropolitan area. This property presents a compelling opportunity for owner-users and investors seeking a centrally located industrial asset in one of the most active wholesale and garment districts in Los Angeles.



Jenice Park Real Estate Consultant (BRE# 013185991)
714-349-0505
ask.jenicepark@realestate / www.Jenicepark.realestate.com
4130 W. Commonwealth Ave. Fullerton, CA 92833



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PROPERTY FACTS

Price	\$6,500,000
Price Per SF	\$325
Sale Type	Investment or Owner User
Sale Condition	1031 Exchange
Property Type	Industrial
Property Subtype	Warehouse
Building Class	C
Zoning	M2-2D - Light Industrial, Warehouse
Lot Size	0.12 AC
Rentable Building Area	20,000 SF
No. Stories	2
Year Built	1984
Clear Ceiling Height	14'
No. Drive In/ Grade-Level Doors	2
Opportunity Zone	Yes***

***(State officials designate a portion of qualified Census Tracts to be Opportunity Zones. Certain investments in Opportunity Zones may be eligible for preferential tax treatment.)



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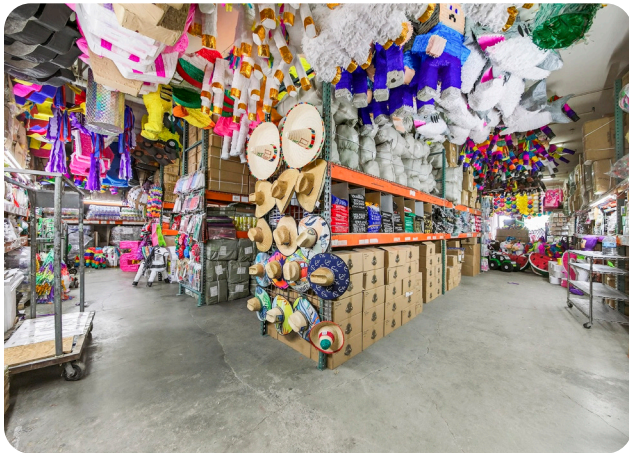


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HIGHLIGHTS

±20,000 SF Industrial Warehouse Building
Two-Story Building
Freight Elevator
Two Ground-Level Loading Doors
Approx. 1,000 SF Office Space with A/C
Heavy Power
Prime DTLA Fashion District Location
Excellent Access to I-10 and I-110 Freeways



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AMENITIES

- 24 Hour Access
- Front Loading
- Storage Space
- Air Conditioning

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UTILITIES

Lighting - Fluorescent
Gas - Natural
Water - City
Sewer - City

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TRANSPORTATION

Transit/Subway

San Pedro Station	9 min walk	0.5 mi
Grand Station	3 min drive	1.4 mi
Washington Station	3 min drive	1.2 mi
Pico Station	3 min drive	1.6 mi
Lattc/Ortho Institute	3 min drive	1.6 mi

Transit/Subway

Los Angeles	5 min drive	2.4 mi
Union Station	8 min drive	2.8 mi
Cal State La Metrolink Station	9 min drive	6.3 mi
Commerce	14 min drive	9.1 mi
Glendale	14 min drive	8.2 mi

Airport

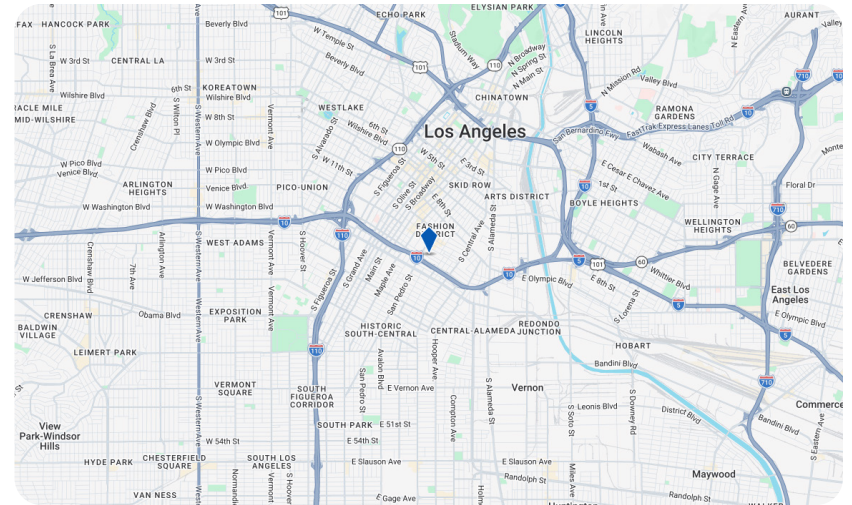
Los Angeles International	24 min drive	14.6 mi
Bob Hope	28 min drive	16.5 mi

Freight Port

Port of Long Beach	33 min drive	23.8 mi
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Railroad

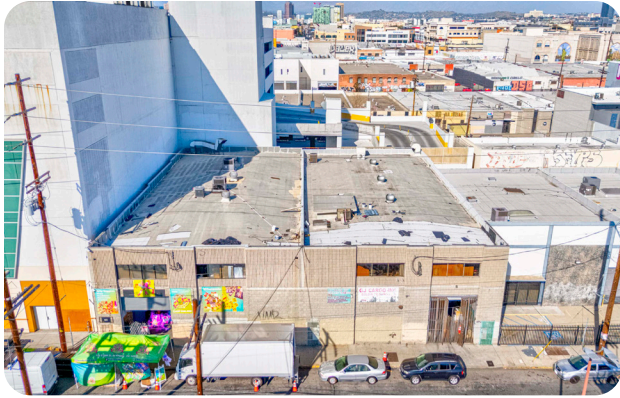
Rapid Deployment Systems, Inc (Los Angeles-CA)	3 min drive	1.7 mi
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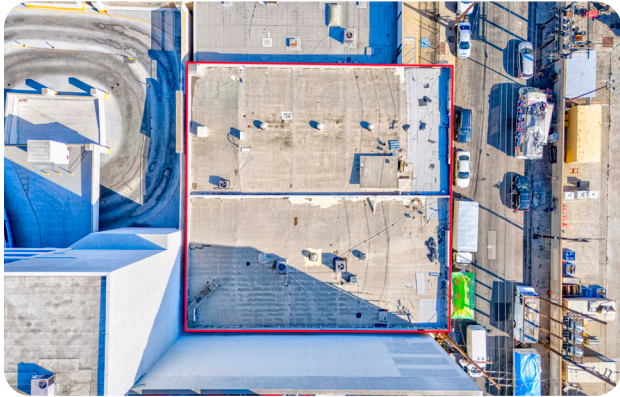


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OFFERING MEMORANDUM

749-755 E 15TH ST
LOS ANGELES CA 90021



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