

550  
CROCKER ST

FOR SALE

±19,195 SQ FT  
±39,147 SQ FT LAND  
INDUSTRIAL / FLEX

\$5,288,000



ADAM KAWASAWA  
626.377.7007  
ADAM@FLOW.LA  
DRE# 01751923

550  
CROCKER ST



## PROPERTY HIGHLIGHTS

- 540, 550, 558, 564 CROCKER ST.
- ±19,195 SF INDUSTRIAL / FLEX
- ±39,147 SF LAND
- DELIVERED VACANT
- FIVE CONTIGUOUS PARCELS
- TWO SEPARATE GATED PARKING LOTS
- THREE SUBDIVIDED SPACES (CAN BE COMBINED INTO ONE)
- PHASE 1 & PHASE 2 AVAILABLE
- M2 - 2D ZONING
- OPPORTUNITY ZONE TAX INCENTIVES
- DTLA 2040 PLAN PERMANANT SUPPORTIVE HOUSING BY RIGHT DEVELOPMENT ZONE
- CENTRAL DTLA LOCATION
- APN: 5147-023-008, 5147-023-009, 5147-023-010, 5147-023-011, 5147-023-019

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## SUMMARY

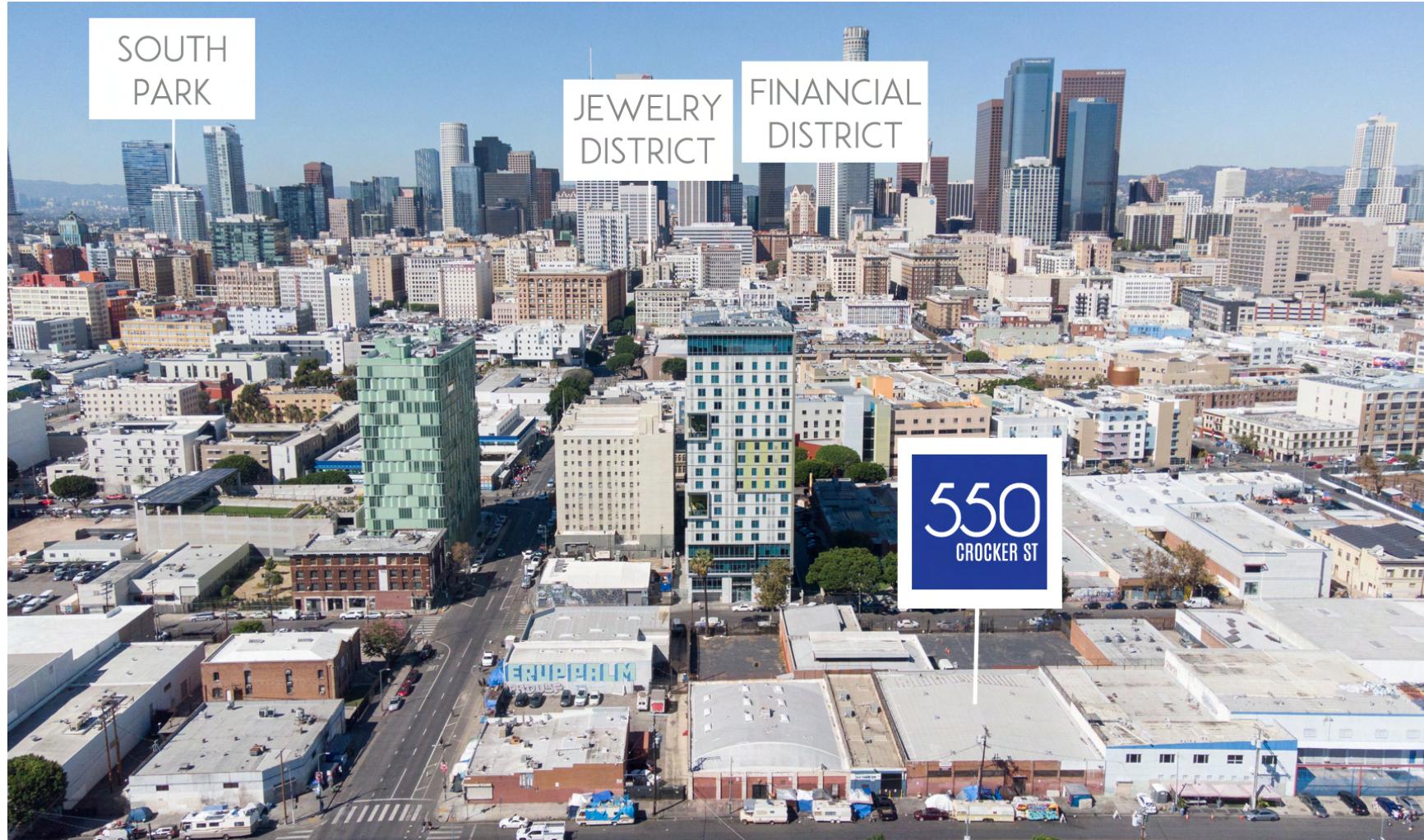
Exceptional DTLA industrial/flex opportunity nestled in between the city's most vibrant districts. This subdividable campus comprises three spaces— ±5,500 SF ±5,500 SF, and ± 8,200 SF—able to be utilized or leased separately or combined into a single, expansive footprint ( $\pm 19,200$  SF TOTAL). The property sits on a substantial 39,147 SF lot with Phase 1 and Phase 2 improvements already completed, offering immediate occupancy and a clear path to expansion. Two gated, secure parking lots and two loading docks support efficient operations, while bow-truss ceilings and polished concrete floors deliver an authentic industrial aesthetic. Located adjacent to the Toy District, Fashion District, Historic Core, Little Tokyo, and the Arts District, the site offers unparalleled access to DTLA's creative, showroom, and logistics ecosystems, with strong freeway and transit connections. Located in a DTLA 2040 zone primed for future supportive housing development. Located in a qualified opportunity zone for potential tax benefits.



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## LOCATION AERIAL



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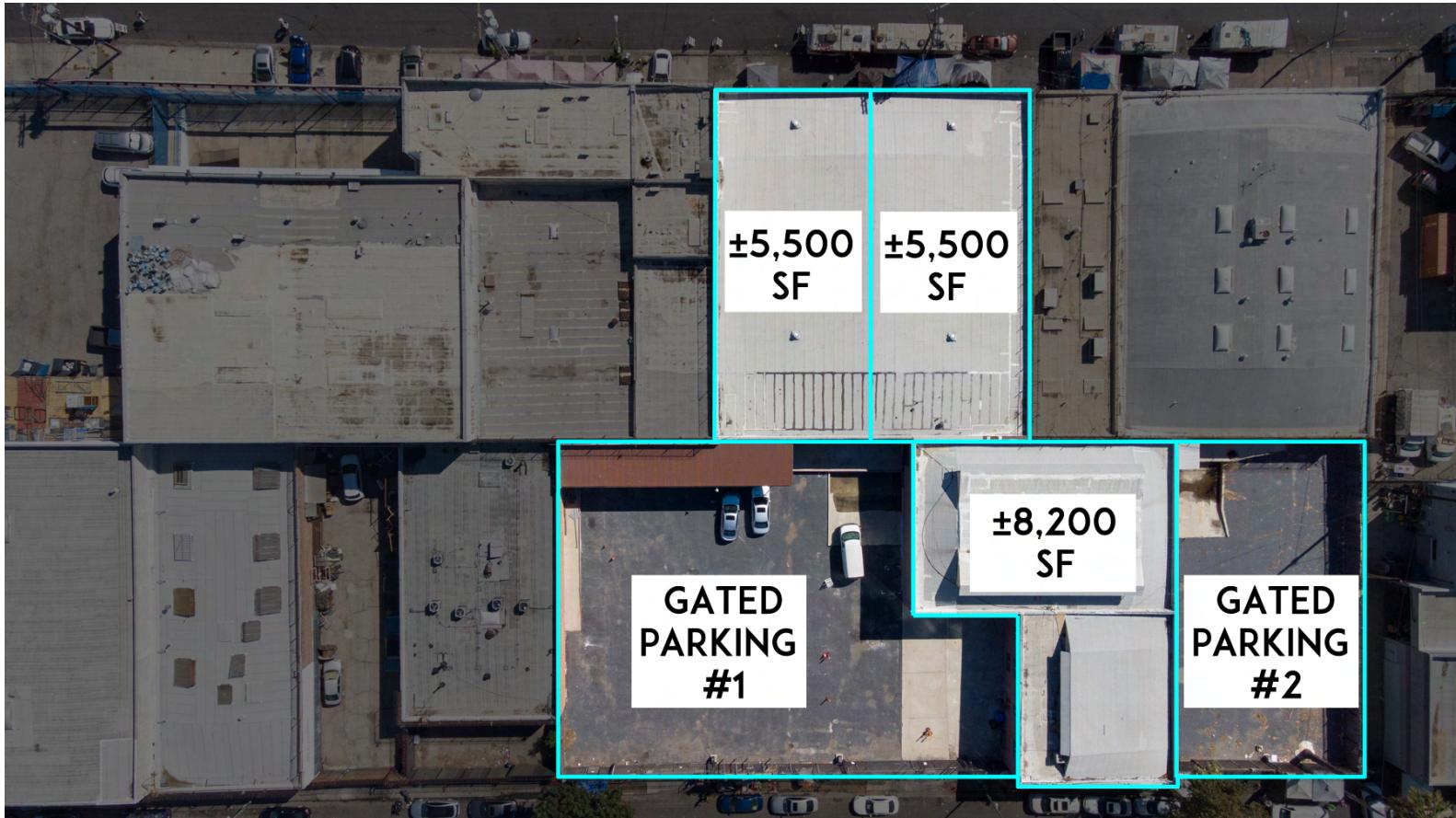
PROPERTY



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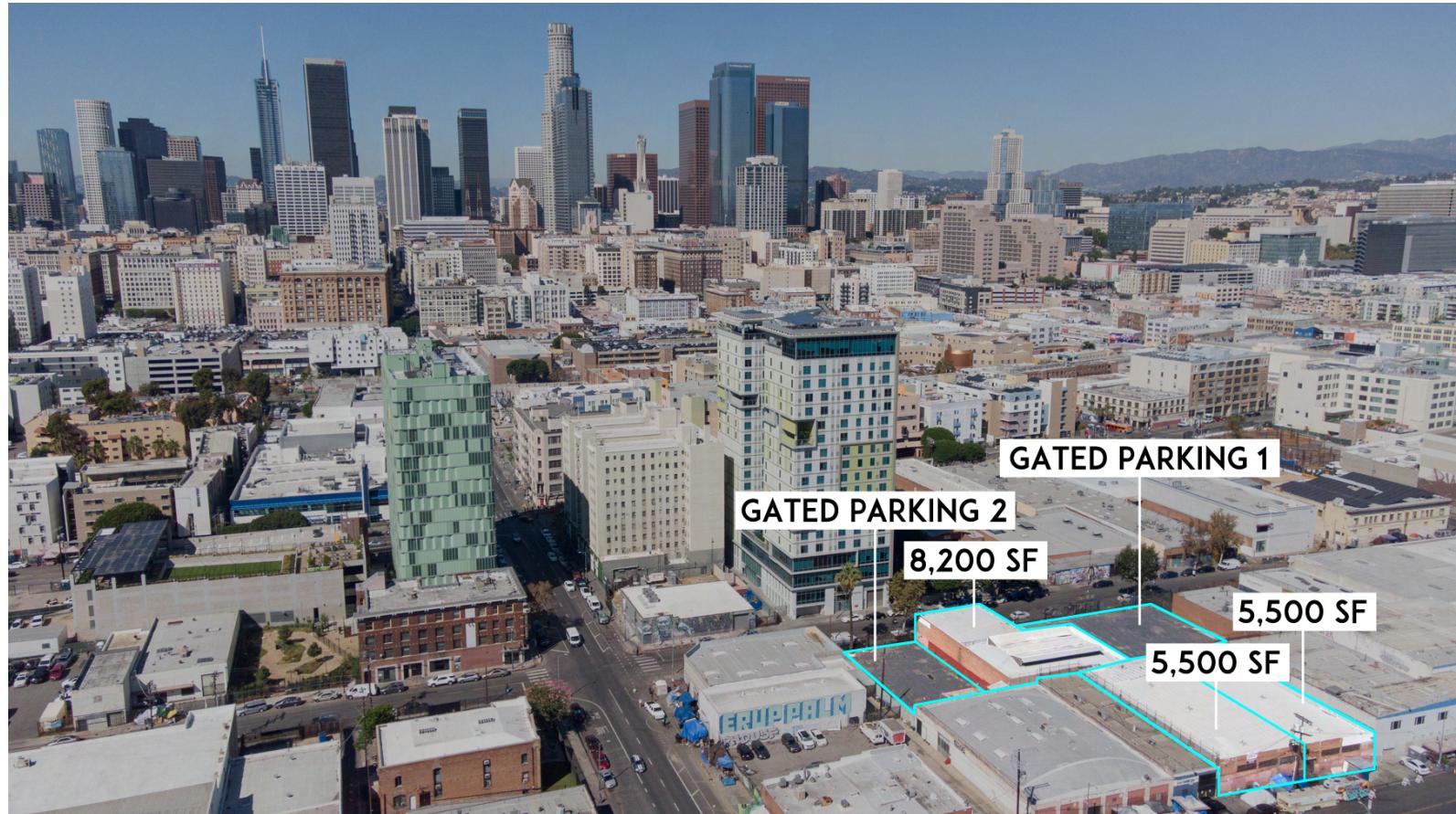
## SITE MAP



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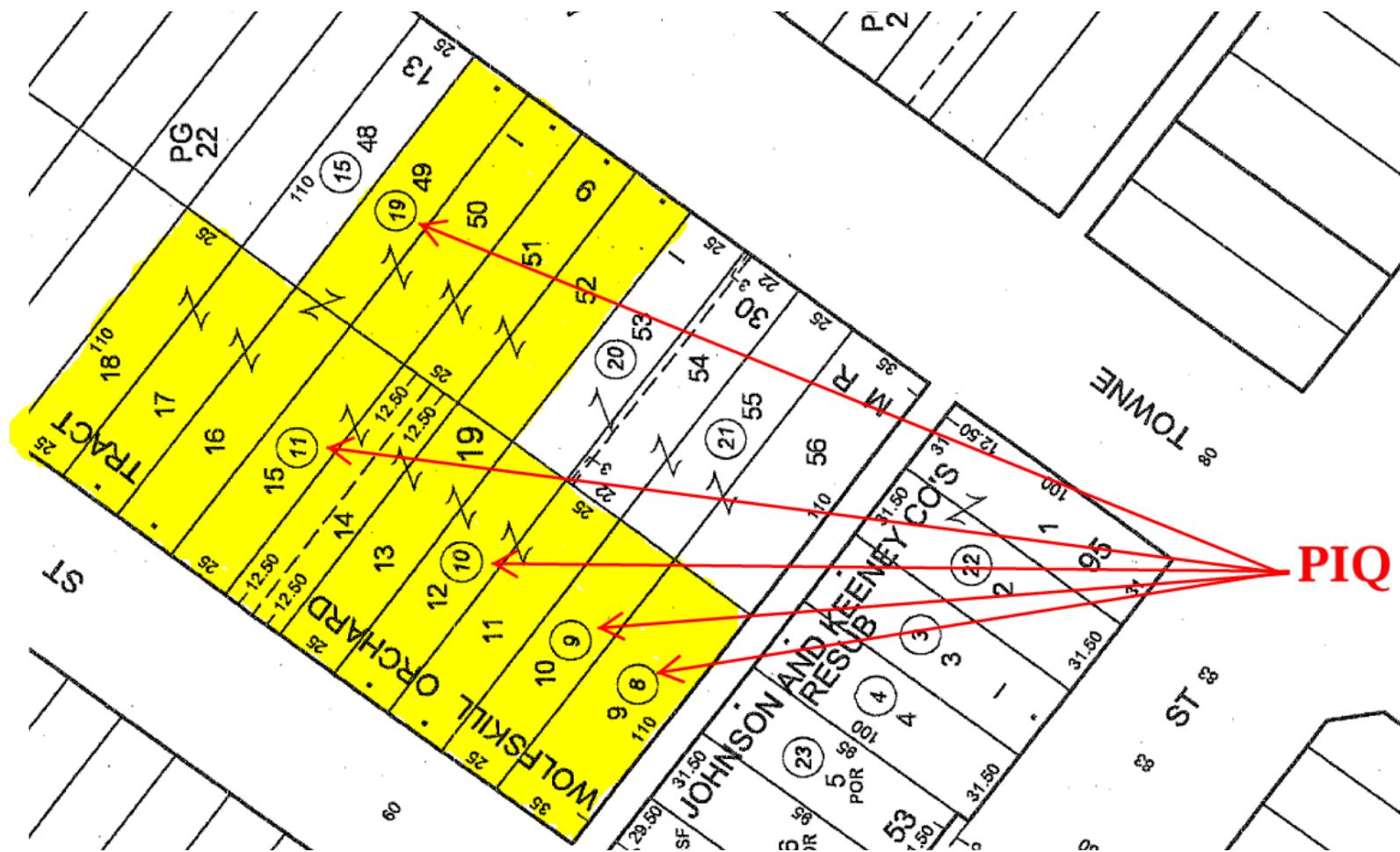
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## PLAT MAP

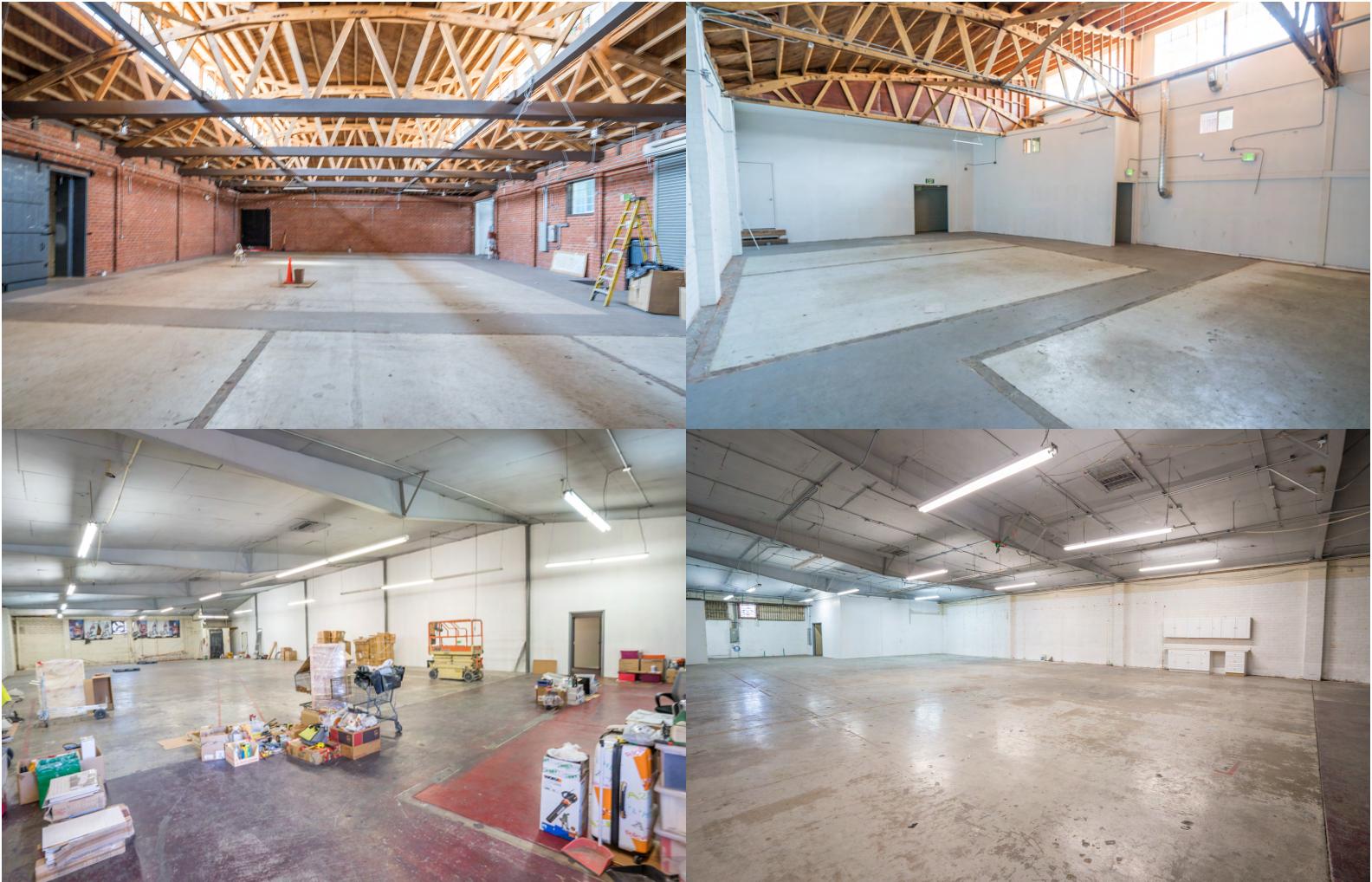


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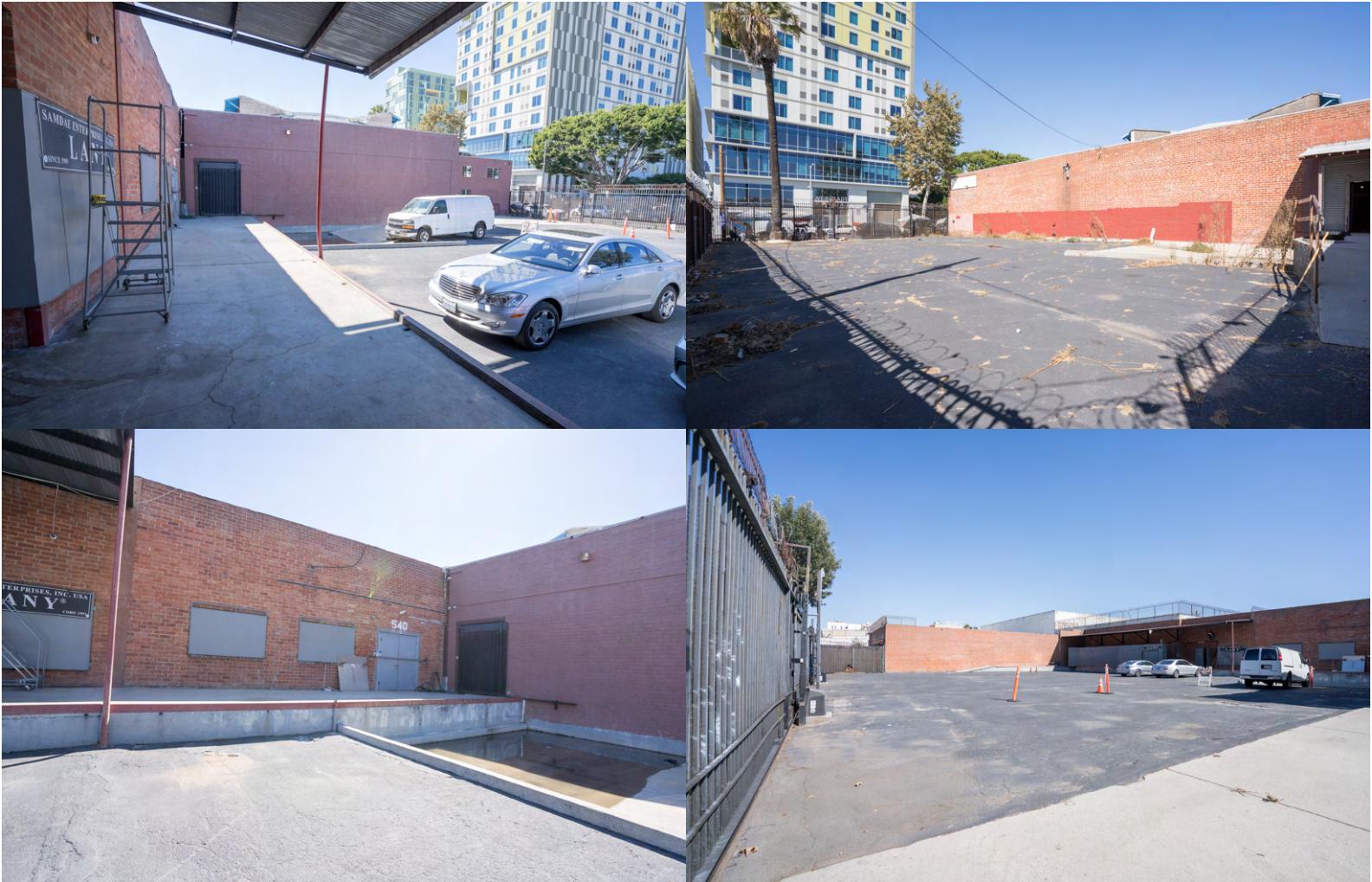
## PHOTOS



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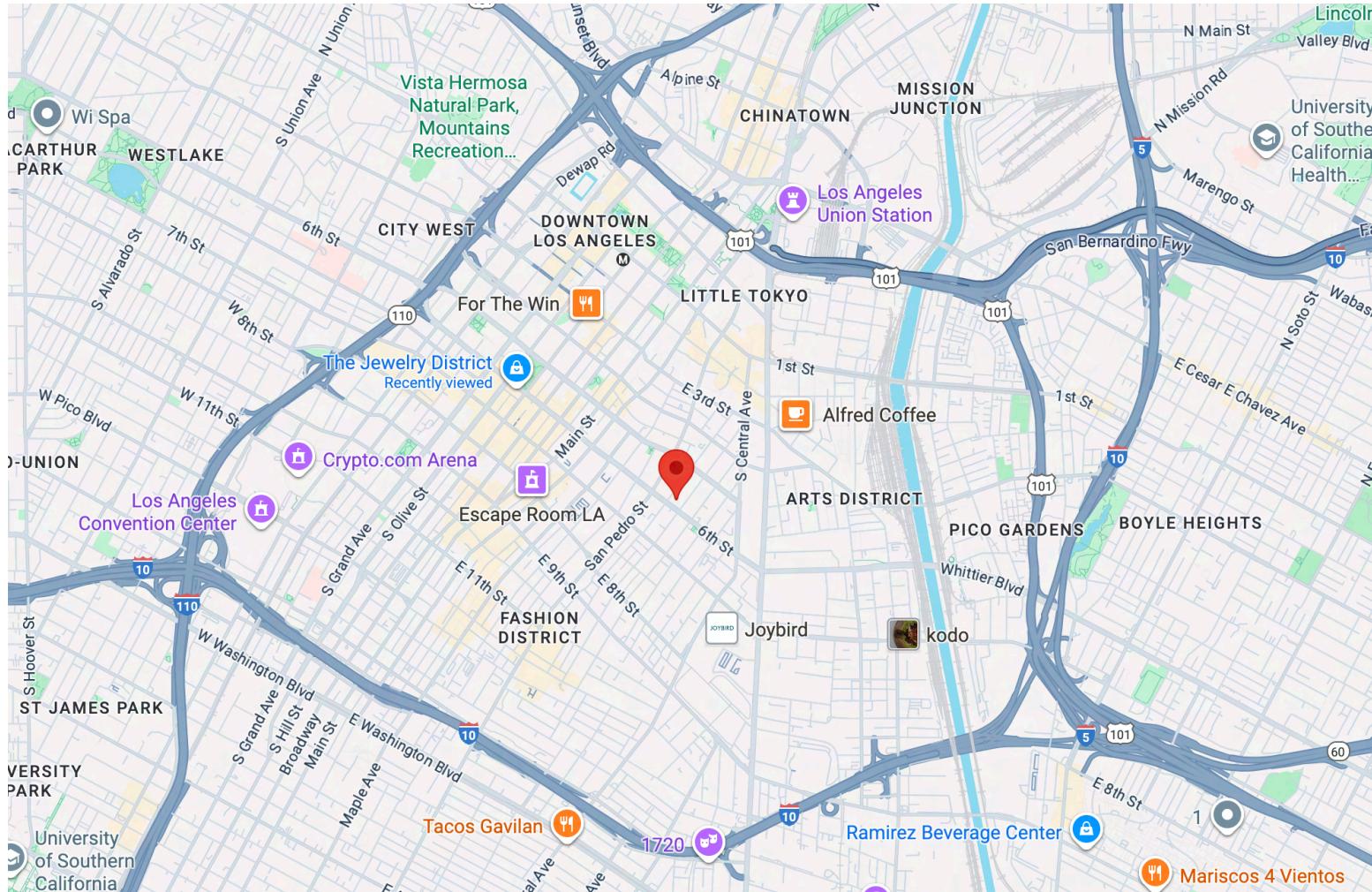
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## RENT ROLL

UNIT	UNIT SIZE	MONTHLY RENT	LEASE ENDS	\$/PSF
A	5,500	VACANT	VACANT	
B	8,195	VACANT	VACANT	
C	5,500	VACANT	VACANT	



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