



10TH AVE

W 67TH ST



FOR SALE OR LEASE

28,650 sf Warehouse/Distribution Building on 1.30 AC

3201 W. 67th Street, Los Angeles, California

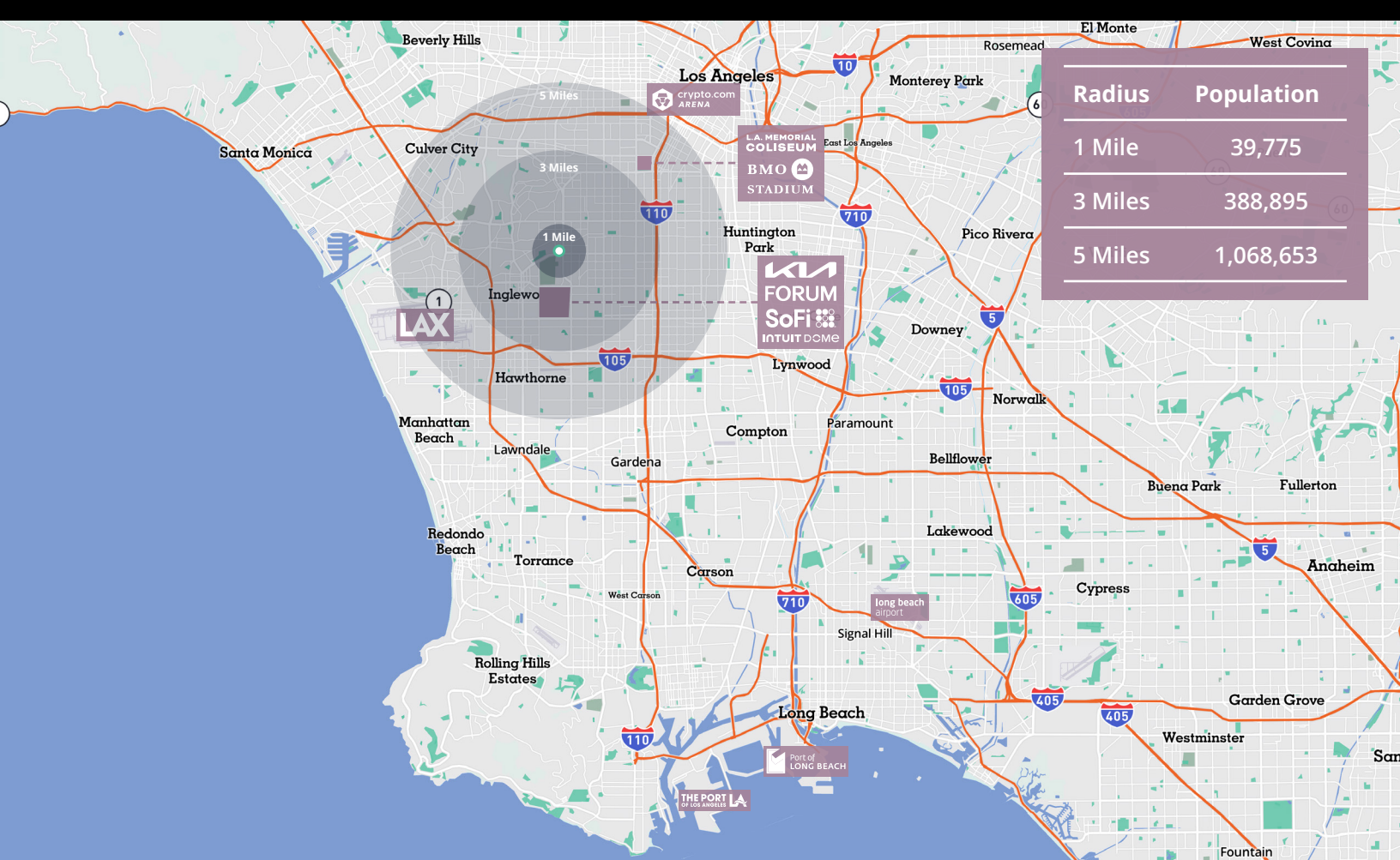
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Property Overview

PRICING

PRICE	\$4,900,000 or \$171 PSF
LAND/SF	\$87 PSF
LEASE RATE	\$1.30 / Month IG

PROPERTY DETAILS

ADDRESS	3201 West 67 th Street, Los Angeles, CA 90043
BUILDING AREA	±28,650 SF
LAND AREA	±1.30 AC / 56,493 SF
POWER	2,000A, 120/480V
DOCK POSITIONS	Three (3) loading positions
GL LOADING	Three (3)
CONSTRUCTION	Concrete tilt up & steel truss roof
YARDS	Two (2) paved and secured yard areas
CLEAR HEIGHT	17' minimum
SPRINKLER	Calculated system at .20/1,500 SF
ZONING	MR1-CPIO
ZONING OVERLAY	West Adams-Baldwin Hills-Leimert CPIO

PROPERTY HIGHLIGHTS

Superb access to LA County businesses and close proximity to a diverse labor pool with over **1 million people located within 5 mile radius.**

Located in the Central Los Angeles area and only **2.5 miles from newly built Sofi Stadium**, the property enjoys excellent access to the regional trade area via 10, 405, 110 & 105 freeways.

Building features include an 8' iron gate securing the two concrete and asphalt yard areas, calculated fire sprinkler systems, 17' minimum clear height, 2000 amps of distributed power, and covered exterior loading dock area with 3 truck positions.

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