



FOR SALE | TWO ADJACENT INDUSTRIAL FLEX BUILDINGS

215 West 15th St & 1421 South Hill St, Los Angeles, CA 90015



CONTACTS

David Rendall

Broker Owner | DRE #01305330
Office: 661.702.4550
Cell: 661.312.1729
david@grouponeintegrity.com

Mike Ascione

Senior Associate | DRE #01762806
Office: 661.310.2539
Cell: 661.231.5794
mike@grouponeintegrity.com

Dean Cox

Senior Vice President | DRE #01331788
Office: 661.295.9300
Cell: 661.644.6120
dean@crissmancommercial.com

Aaron Avila

Senior Vice President | DRE #02037778
Office: 661.295.9300
Cell: 661.993.9873
aaron@crissmancommercial.com

215 West 15th St Los Angeles, CA 90015

APN# 5134-024-005
County Los Angeles
Zoning LAC3
Structure Size 6,000 SF
Land Size 6,047 SF
Year Built. 1922
Warehouse. Approx. 4,323 SF Total
Offices Two (2): Approx. 450 SF Total
Restrooms. Three (3)
Roll Up Doors. Ground Level (1) : 10' x 12'
Power. To be verified by buyer
Tenant Vacant

Sale Price: \$1,950,000

1421 South Hill St Los Angeles, CA 90015

APN# 5134-024-004
County Los Angeles
Zoning LAC3
Structure Size 7,320 SF
Land Size 6,284 SF
Year Built. 1930
Warehouse. Approx. 1,370 SF Total
Offices Three (3): 1,026 SF Total
Restrooms. Four (4)
Tilt Up Doors. Ground Level (1) : 10' x 12'
Power. To be verified by buyer
Tenant Vacant

Sale Price: \$2,379,000



HIGHLIGHTS

215 West 15th St, Los Angeles, CA 90015

- ✓ Excellent Owner-User / Investment Opportunity
- ✓ Candidate for a larger assemblage and redevelopment
- ✓ In the heart of the Los Angeles Fashion District
- ✓ Adjacent to the LA Convention Center, Crypto Arena, and Downtown LA. Easy access to the I-10 and I-110 FWY
- ✓ Reception area: Approx. 350 SF. Security gate & window bars
- ✓ 12 ft. warehouse clearance with 10'x12' motorized roll-up door
- ✓ 800 SF drive in area which opens up to 3,525 SF of additional warehouse space



1421 South Hill St, Los Angeles, CA 90015

- ✓ Excellent Owner-User / Investment Opportunity
- ✓ Candidate for a larger assemblage and redevelopment
- ✓ In the heart of the Los Angeles Fashion District
- ✓ Adjacent to the LA Convention Center, Crypto Arena, and Downtown LA. Easy access to the I-10 and I-110 FWY
- ✓ Large reception area: Approx. 1,470 SF
- ✓ 12 ft. warehouse clearance with 10'x12' Tilt-Up Door
- ✓ 700 SF under the Mezzanine
- ✓ Mezzanine includes low ceiling storage area
- ✓ Security gate & window bars





