

ONLINE AUCTION

Allows For Contingencies

DRIVING TIMES FROM SUBJECT PROPERTY

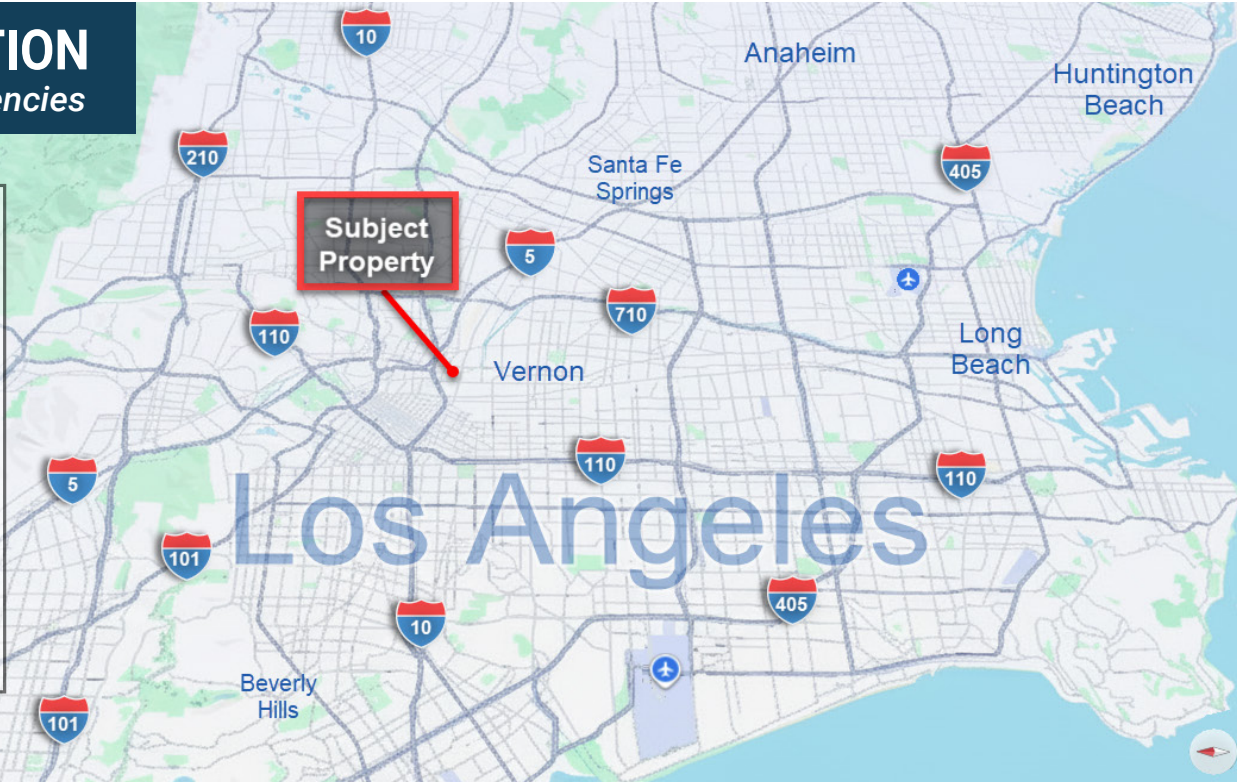
LONG BEACH
45 MINUTES

SAN BERNARDINO
1.5 HOURS

SAN DIEGO
2 HOURS

BAKERSFIELD
2.5 HOURS

LAS VEGAS
4 HOURS



±70,500 SF VALUE-ADD DTLA INDUSTRIAL INVESTMENT OPPORTUNITY

1601 Perrino Pl, Los Angeles, California 90023

FRE Auctions is pleased to present the Online Auction Plus Event (allows for contingencies) for a versatile ±70,500 SF warehouse located in the center of Southern California's logistics ecosystem.

Positioned for an owner-user focused on operational efficiency. Existing leases provide revenue, allowing the owner to offset and reduce their net occupancy costs. Its strategic location near the East LA Interchange secures long-term land value and operational efficiency in one of the nation's most in-demand industrial districts.

STARTING BID:
\$9,950,000

Suggested Value:
\$20,000,000

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

PROPERTY HIGHLIGHTS

- **Core Logistics Advantage:** In Central Los Angeles a critical link connecting the Ports of Los Angeles/Long Beach to the Western U.S. and positioned within one mile of the East LA Interchange Freeways to serve the West Coast's largest consumer base.
- **Operations:** Features fully-owned solar panel system and 2600 AMPS of heavy power (480V / 3 Phase / 4 Wire) utility to secure long-term energy stability.
- **Efficient Loading capacity:** Dock-high positions and grade-level door for high-velocity distribution.
- **Owner-User Advantage:** Multi-unit floor plan partially leased (*see financials document*), allowing an owner-user to subsidize occupancy, stabilize their operations, or to execute a value-add lease-up at market.



VALERIA VAZQUEZ

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MAX LEE

Real Brokerage, LLC
Property Rep

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