

- Building SF: 7,415 SF
- Lot SF: 7,614 SF
- Docks: None
- Drive Ins: 1 tot./10'w x 14'h
- Clear Height: 18 Ft.

- Building SF: 22,885 SF
- Lot SF: 31,363 SF
- Docks: 2 ext.
- Drive Ins: 1 tot./11'w x 18'h
- Clear Height: 12 Ft.



FOR SALE

30,300 SF Industrial Building near DTLA

3131 South Broadway & 163 West 32nd Street,
Los Angeles, CA 90007

Building Size

30,300 SF

Price

Contact Broker

Lot Size

38,977 SF

Year Built / Renovated

1968 / 2013

Zoning

LAM1

Property Type

Industrial

Property Highlights

- Docks: 2 ext.
- Drive Ins: 2 tot./ 11'w x 18'h
- Clear Height: 18 Ft. / 12 Ft.
- Sprinkler: Yes
- +/- 36 Parking Spaces
- Power: 600a/120 – 240v 3p 4w
- Utilities: Heating, Sewer – City, Water – City
- APN: 5122-005-027, 5122-005-023

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Property Description

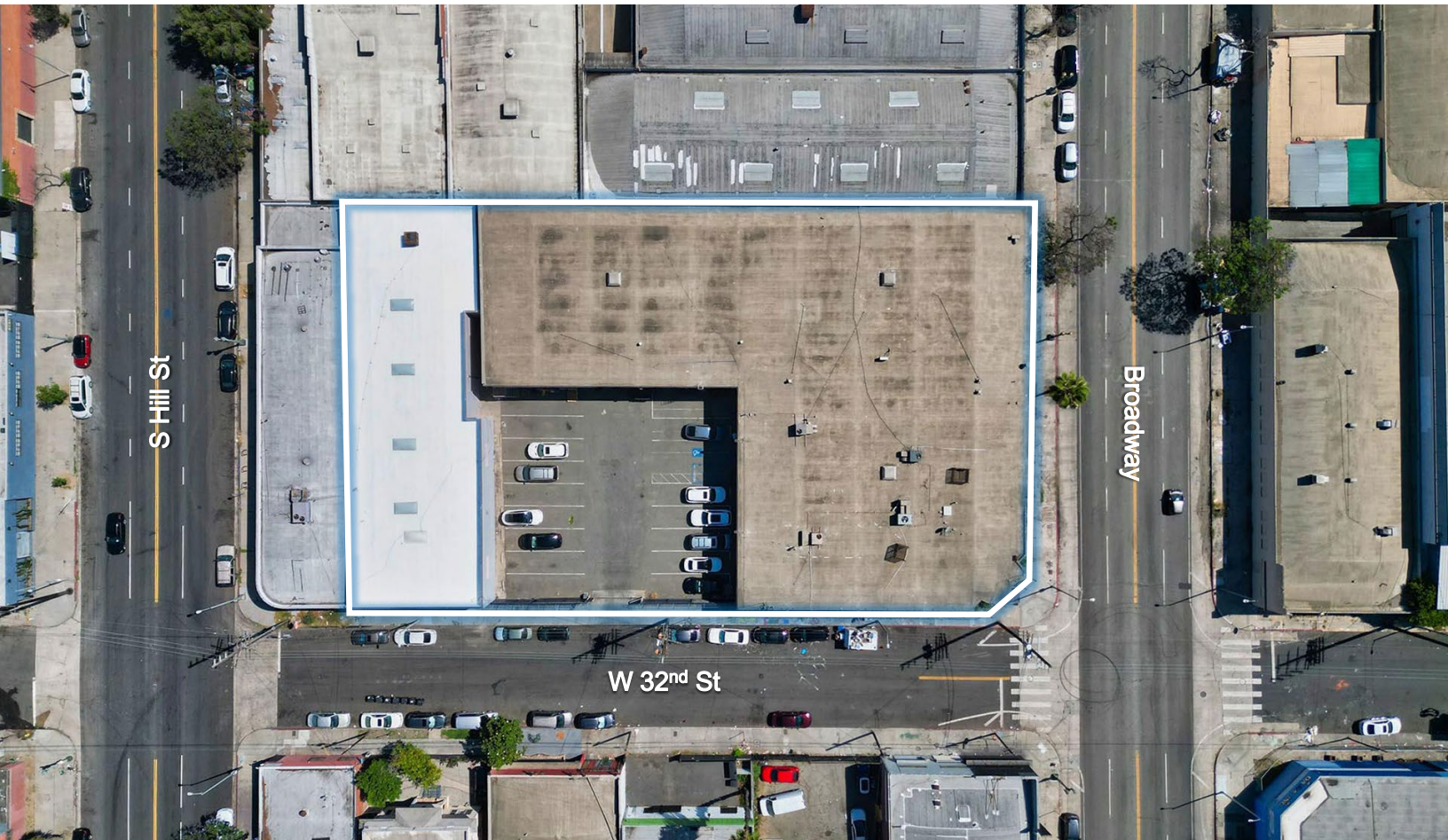
Position your portfolio for success with this outstanding industrial/warehouse investment opportunity in central Los Angeles. Featuring a combined footprint of 30,300 SF across 3131 S Broadway and 163 W 32nd St, this property strikes an ideal balance between robust construction and functional flexibility. Originally built in 1968 with substantial renovations in 2013, the facility is well-positioned to meet the evolving needs of modern distribution, logistics, or light manufacturing operations.

Located just moments from major thoroughfares including the I-110 and I-10 freeways, the property offers seamless access to Downtown Los Angeles, the Port of Los Angeles, and the wider Southern California logistics network. This strategic location streamlines access for tenants or owner-users seeking efficiency in their operations.

The interior layout caters to a wide range of industrial uses, featuring multiple loading points, generous clear heights, and flexible space to accommodate various operational requirements. The combined parcels benefit from favorable zoning as well as adjacency to compatible industrial properties, ensuring long-term versatility and appeal.

For investors, this offering represents a rare chance to secure a substantial, well-maintained asset in one of Los Angeles's most competitive and sought-after industrial markets. With strong market fundamentals supporting ongoing demand, these properties deliver both immediate functionality and future appreciation potential.

3131 S Broadway and 163 W 32nd St stand out as a turnkey solution for those seeking reliable income, long-term value, and a strategic location in the heart of Los Angeles's industrial corridor.

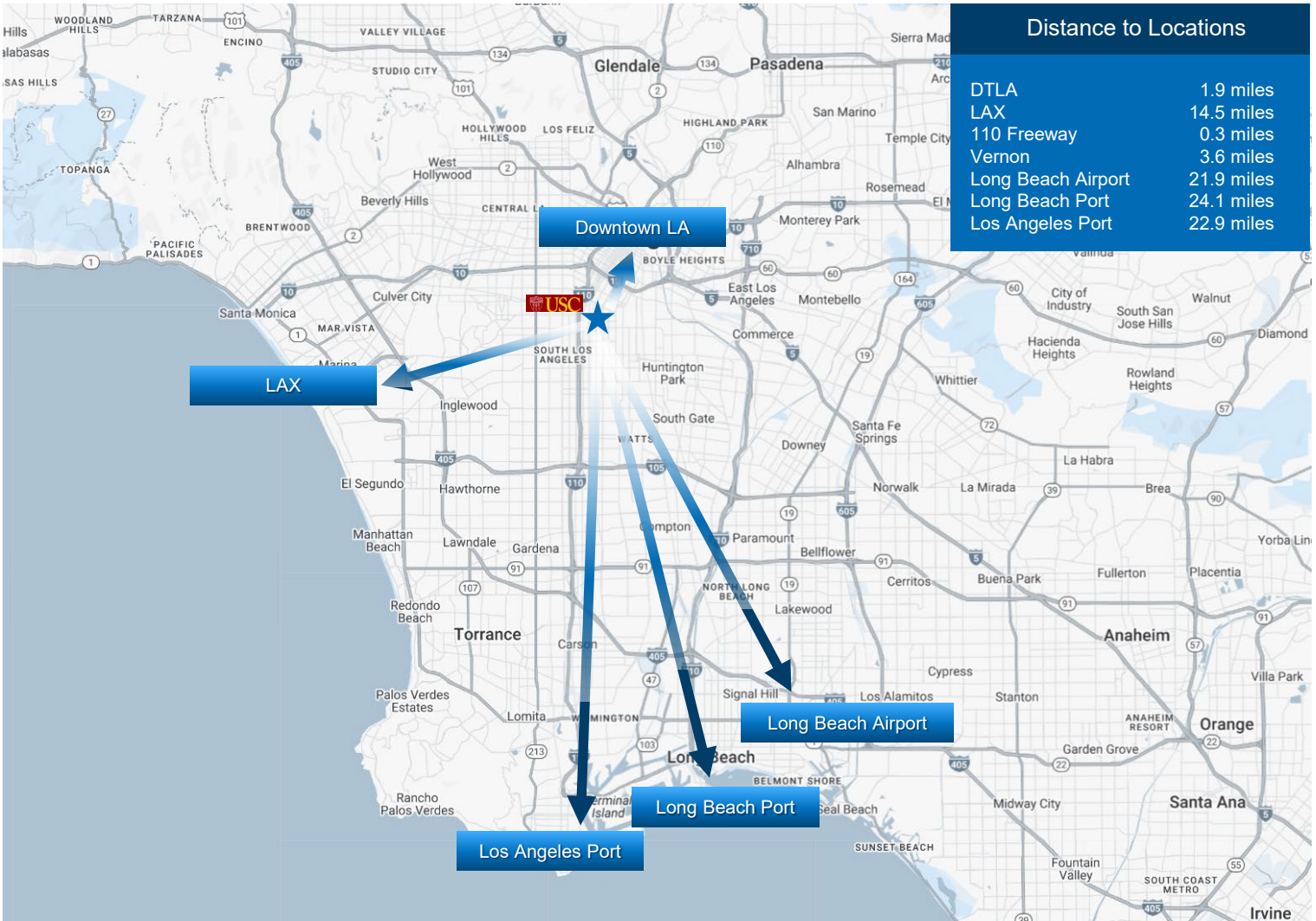




* The floor plan is for reference only. Actual layout and dimensions may vary.



3131 South Broadway & 163 West 32nd Street



	1 Mile	3 Miles
Population	47,504	514,317
Households	11,613	172,175
Median Age	29.60	35.10
Median HH Income	\$33,106	\$45,584
Daytime Employees	24,107	319,579
Population Growth 2024-2029	-4.65%	-3.46%
Household Growth 2024-2029	-4.78%	-3.02%