



OFFERING MEMORANDUM

3301 E 14th Street

Boyle Heights | Los Angeles, California 90023

31,502 SF Freestanding Industrial | 1.15-Acre Gated Site | Delivered Vacant

ONE WEST GROUP

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Executive Summary

PRICE	BUILDING SF	PRICE PSF	LOT SIZE	YEAR BUILT	ZONING
\$8,500,000	31,502	\$269.83	50,112 SF	1941	M2

One West Group has been retained on an exclusive basis to arrange the sale of 3301 E 14th Street, a 31,502-square-foot freestanding industrial warehouse situated on a 1.15-acre gated corner site in Boyle Heights. The property will be delivered vacant, presenting an owner-user or investor with immediate control of a functional industrial asset in one of Los Angeles County's most supply-constrained submarkets.

The improvements consist of three connected single-story brick buildings constructed in 1941, featuring classic bow-truss construction with clear heights reaching 22 feet at center. The site includes 3,000 square feet of air-conditioned office, a 21-foot dock-high loading position, five ground-level doors, and a 20,000-square-

foot paved yard. Heavy power service and an on-site electrical pole with available upgrade capacity support demanding operations across manufacturing, logistics, and distribution uses.

The property occupies a corner position at E 14th Street and S. Lorena Street, with immediate access to the I-5, I-10, and I-710 freeways and proximity to the Union Pacific intermodal facility. Los Angeles industrial vacancy remains structurally constrained, and functional infill product on a gated site of this scale is rarely available to owner-users.

Priced at \$8,500,000, or \$269.83 per building square foot and \$169.62 per land square foot.

The Offering

TERMS

OFFERING PRICE	\$8,500,000
PRICE PER BUILDING SF	\$269.83
PRICE PER LAND SF	\$169.62
DELIVERY	Vacant
SALE STRUCTURE	All cash to seller
AVAILABLE FOR LEASE	\$1.15 PSF + NNN

PROCESS

- 01
- Property tours are conducted by appointment through the advisory team. Access is coordinated in advance; no unaccompanied site visits.
- 02
- Due diligence materials are available upon execution of a confidentiality agreement.
- 03
- Offers should be submitted in writing and include purchase price, deposit structure, due diligence and closing timelines, financing contingencies, and evidence of funds.
- 04
- The seller reserves the right to accept, reject, or negotiate any offer, and to withdraw the property from market at any time without notice.

For private tours, financials, and offer submission, contact the advisory team.

Investment Highlights

01 Delivered Vacant on a Gated Infill Site

The property is offered with vacant delivery, giving an owner-user immediate occupancy without lease-expiration risk or holdover exposure. A fully fenced 20,000-square-foot paved yard supports truck staging, fleet parking, and outdoor storage on a corner parcel of a size that rarely trades in the Eastside submarket.

02 Functional Industrial Improvements

Bow-truss construction with clear heights to 22 feet at center, one 21-foot dock-high loading position, and five ground-level doors. Surface parking for 75 to 80 vehicles. Heavy power service with an on-site electrical pole and available upgrade capacity. Three thousand square feet of air-conditioned office supports administrative and dispatch operations.

03 Freeway and Rail Adjacency

Immediate access to the I-5, I-10, and I-710 freeway system places the property within reach of the Port of Los Angeles and the national distribution network. The Union Pacific rail yard sits directly adjacent, supporting intermodal and drayage operations.

04 Supply-Constrained Eastside Submarket

Los Angeles infill industrial inventory continues to contract as older stock is converted or absorbed. Functional buildings on gated sites above one acre represent a diminishing share of available product, and replacement construction at this location is not economically viable.

05 Flexible M2 Zoning

M2 zoning accommodates manufacturing, logistics, distribution, warehousing, and creative industrial use, with latitude for future repositioning. The property sits adjacent to sustained private investment along the Downtown-Eastside corridor.



Property Overview

ADDRESS	3301, 3325 & 3333 E 14th Street
CITY	Los Angeles, CA 90023
SUBMARKET	Boyle Heights / Eastside
BUILDING AREA	31,502 SF
OFFICE AREA	3,000 SF
LOT AREA	50,112 SF (1.15 acres)
YEAR BUILT	1941
CONSTRUCTION	Brick, bow-truss roof
STORIES	One, with two-story office component
CLEAR HEIGHT	12' to structural beams, 22' at center
LOADING DOCK	One, 21' wide, dock-high
GROUND LEVEL DOORS	Five
POWER	1,000 amps, 480V, 3-phase
ELECTRICAL	On-site pole, upgrade capacity available
HVAC	Office area
YARD	20,000± SF paved, fully fenced
PARKING	Surface, 75-80 spaces
ZONING	M2
OCCUPANCY	Delivered vacant

Site Plan

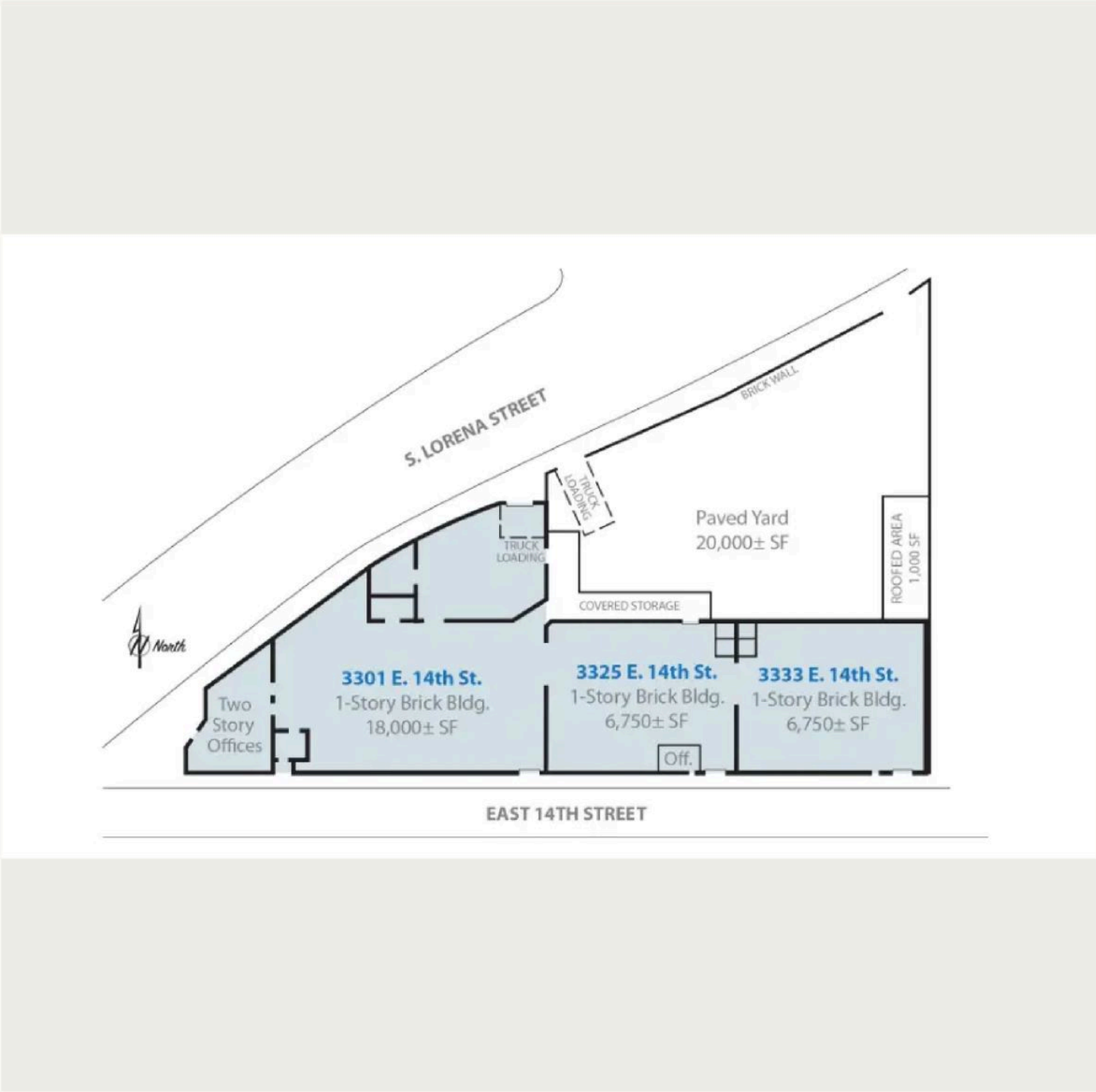
Corner site bounded by S. Lorena Street to the north and E 14th Street to the south. Brick wall along the northeast boundary. Callouts identify the three brick buildings, paved yard, two-story offices, and truck loading positions.



BUILDING AREA	PAVED YARD	TOTAL SITE
31,502 SF	20,000± SF	50,112 SF

Building Floor Plan

Layout of the three connected brick buildings, showing the warehouse floor, ground-level and dock-high loading positions, and the air-conditioned office component.



TOTAL BUILDING	OFFICE	CLEAR HEIGHT
31,502 SF	3,000 SF	22' at center

Property Photography



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Location & Access

The property occupies a corner position in Boyle Heights, two miles east of Downtown Los Angeles, at the convergence of the region's primary freight infrastructure. Four freeways converge less than two miles from the door, and the largest intermodal rail facility in North America sits one mile east.

EAST LA INTERCHANGE	BNSF HOBART YARD	PORT OF LONG BEACH
1.8 mi	1.4 mi	21.5 mi



DISTANCE TO KEY NODES		
DESTINATION	DIRECT	DRIVE
FREIGHT & RAIL		
BNSF Hobart Yard	1.0 mi	1.4 mi
East LA Interchange	1.3 mi	1.8 mi
UP ICTF	14.6 mi	17.2 mi
INDUSTRIAL & TRADE CORRIDOR		
City of Vernon	1.6 mi	2.1 mi
LA Wholesale Produce Market	2.2 mi	2.9 mi
Fashion District	2.8 mi	3.8 mi
URBAN CORE & TRANSIT		
Arts District	2.2 mi	3.0 mi
Metro E Line, Indiana Station	1.5 mi	2.0 mi
Downtown Los Angeles	3.2 mi	4.3 mi
Union Station	3.1 mi	4.2 mi
GATEWAYS		
Los Angeles Int'l Airport	12.4 mi	14.6 mi
Port of Long Beach	18.2 mi	21.5 mi
Port of Los Angeles	19.7 mi	23.2 mi

Drayage without a freeway. BNSF Hobart is the largest intermodal rail facility in North America. From the subject, a container reaches the gate in under ten minutes on surface streets, before a truck ever enters the I-5. For a food production, apparel, or wholesale occupier, that is a line item, not a location claim.

Direct distances calculated great-circle from 34,017392, -118.207800. Drive distances are estimates and should be confirmed prior to publication. Coordinates via Google Places. Retrieved July 9, 2026.

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Submarket & Demographics



WORKFORCE COMPOSITION

Nearly one in three workers within one mile is already employed in production, manufacturing, transportation, or wholesale.

OCCUPATION	1 MI	3 MI	5 MI
Production	1,921 12.3%	32,471 13.1%	100,223 11.6%
Manufacturing	1,038 6.7%	17,717 7.1%	56,127 6.5%
Transportation	991 6.4%	13,157 5.3%	52,055 6.0%
Wholesale	589 3.8%	7,422 3.0%	22,375 2.6%
Construction	985 6.3%	15,740 6.3%	46,862 5.4%
Industrial - Sector Workforce	5,524 35.4%	86,507 34.8%	277,642 32.1%

EMPLOYMENT BASE

	1 MI	3 MI	5 MI
Civilian Employed	8,218	131,077	451,922
Total Households	4,998	77,624	285,216
Median HH Income	\$54,632	\$60,169	\$60,815
Avg Household Size	3.70	3.40	3.20

Labor within reach. 55.4% of workers inside the one-mile ring commute under 30 minutes, against 48.2% at three miles and 45.6% at five. Short-commute labor markets carry lower turnover, the leading operating cost concern for manufacturing and food production occupiers.

Source: CoStar Group, 2025 estimates. Licensed to eXp Commercial. Retrieved July 9, 2026. Occupation shares calculated against CoStar's 2025 Population by Occupation base of 15,618 / 248,333 / 864,492.

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Traffic & Circulation



AVERAGE DAILY TRAFFIC

The site fronts a corridor carrying arterial-grade volume within one-tenth of a mile in every direction.

STREET AT CROSS STREET	ADT	DIST.
S Grande Vista Ave at Emery St	27,649	0.13 mi
S Grande Vista Ave at S Lorena St	23,753	0.09 mi
E Olympic Blvd at S Lorena St	18,776	0.10 mi
S Grande Vista Ave at E Pico Blvd	18,676	0.10 mi
S Lorena St at de la Torre Way	14,626	0.11 mi

Why these counts matter. Under AB 98, effective January 1, 2026, new and expanded logistics developments must be sited on and accessed via arterial roads, major thoroughfares, or roads predominantly serving commercial or industrial uses. The volumes recorded on S Grande Vista Avenue and E Olympic Boulevard establish that character on the public record. Existing facilities are exempt so long as they are not expanded beyond 20% of floor area.

Source: CoStar Group, MPSI traffic counts, 2025 count year. Licensed to eXp Commercial. Retrieved July 9, 2026. Freeway and port distances are approximate driving distances. AB 98 codified at Cal. Gov. Code §§ 65098 et seq., as amended by SB 415 (2025).

Advisory Team



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