

FOR SALE / LEASE

777 E WASHINGTON BLVD, LOS ANGELES, CA 90021

±24,786 SF INDUSTRIAL WAREHOUSE WITH LOADING
DOCK CLOSE TO DTLA FASHION DISTRICT



For more information, please contact:

Daniel Park

(213) 446-0396

Danielpark777@hotmail.com

DRE# 01227056

PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

Park Industrial Realty
800 McGarry St, 5th Floor
Los Angeles, CA 90021
Corporation DRE# 01983713

Executive Summary

777 E Washington Blvd offers an excellent opportunity to purchase or lease a functional ±24,786 SF industrial building situated on ±27,721 SF of land near the Downtown Los Angeles Fashion District. The property is strategically positioned along Washington Blvd with strong street visibility and direct Metro Blue Line / A Line frontage, providing convenient public transportation access for employees, customers, vendors, and visitors.

The building features a functional warehouse layout with 14' minimum clear height, heavy 1,200-amp electrical power, one ground-level loading door, and one dock-high loading position. These features make the property well suited for apparel, manufacturing, printing, warehousing, distribution, wholesale, showroom, and other industrial users requiring both operational efficiency and strong urban accessibility.

Additional improvements include a secure fenced and gated lot with approximately 19 parking spaces, a nicely upgraded large office area suitable for administration and showroom use, and Opportunity Zone location benefits. With both sale and lease options available, the property provides flexibility for an owner-user, investor, or tenant seeking a well-located industrial facility close to Downtown LA, Vernon, major commercial districts, and key transportation routes.

Property Details

Building SF:	24,786 SF
Land SF:	27,721 SF
Year Built:	1924, 1981
Min Clear Height:	14'
Loading:	1 Ground Level Door, 1 Dock High Door
Power:	1200a, 120-240v, 3p
# Parking:	19
Zoning:	CM-2D-O-CPIO
Sale Price:	\$6,500,000 (\$262.24/SF)
Lease Rate:	\$23,500 per month (\$0.95/SF) gross

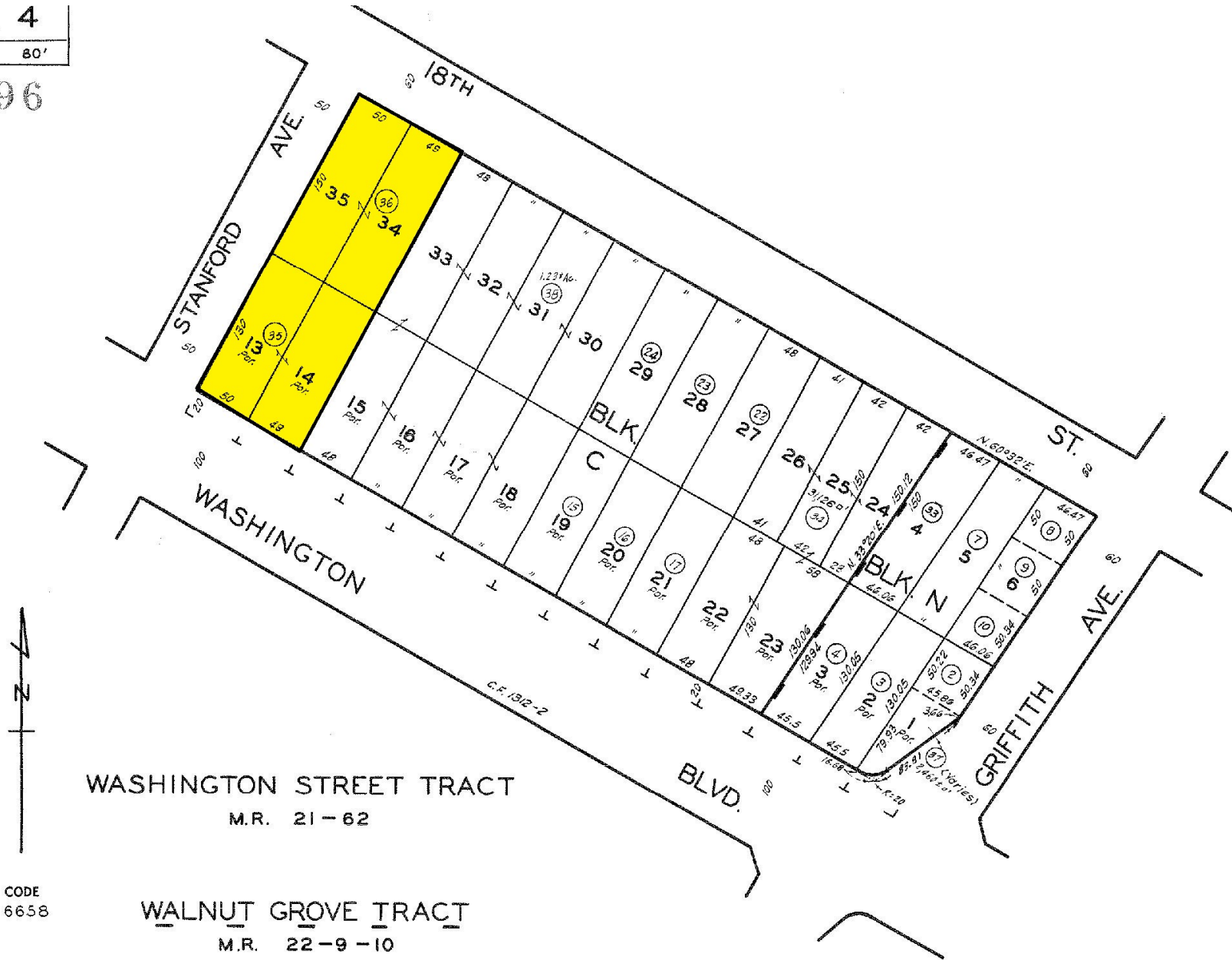
All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Buyer/Lessee must verify all information.

Property Highlights

- Industrial building located close to the Downtown LA Fashion District with excellent visibility along Washington Blvd
- Metro Blue Line / A Line runs directly in front of the property, providing convenient public transportation access for employees, customers, vendors, and visitors
- Functional warehouse area with 14' minimum clear height
- Heavy electrical power: 1,200 amps, ideal for manufacturing, apparel, printing, warehouse, or distribution users
- Secure fenced and gated lot with parking for approximately 19 cars
- Both ground-level and dock-high loading
- Nicely upgraded large office area suitable for administration & showroom use
- Located in Opportunity Zone

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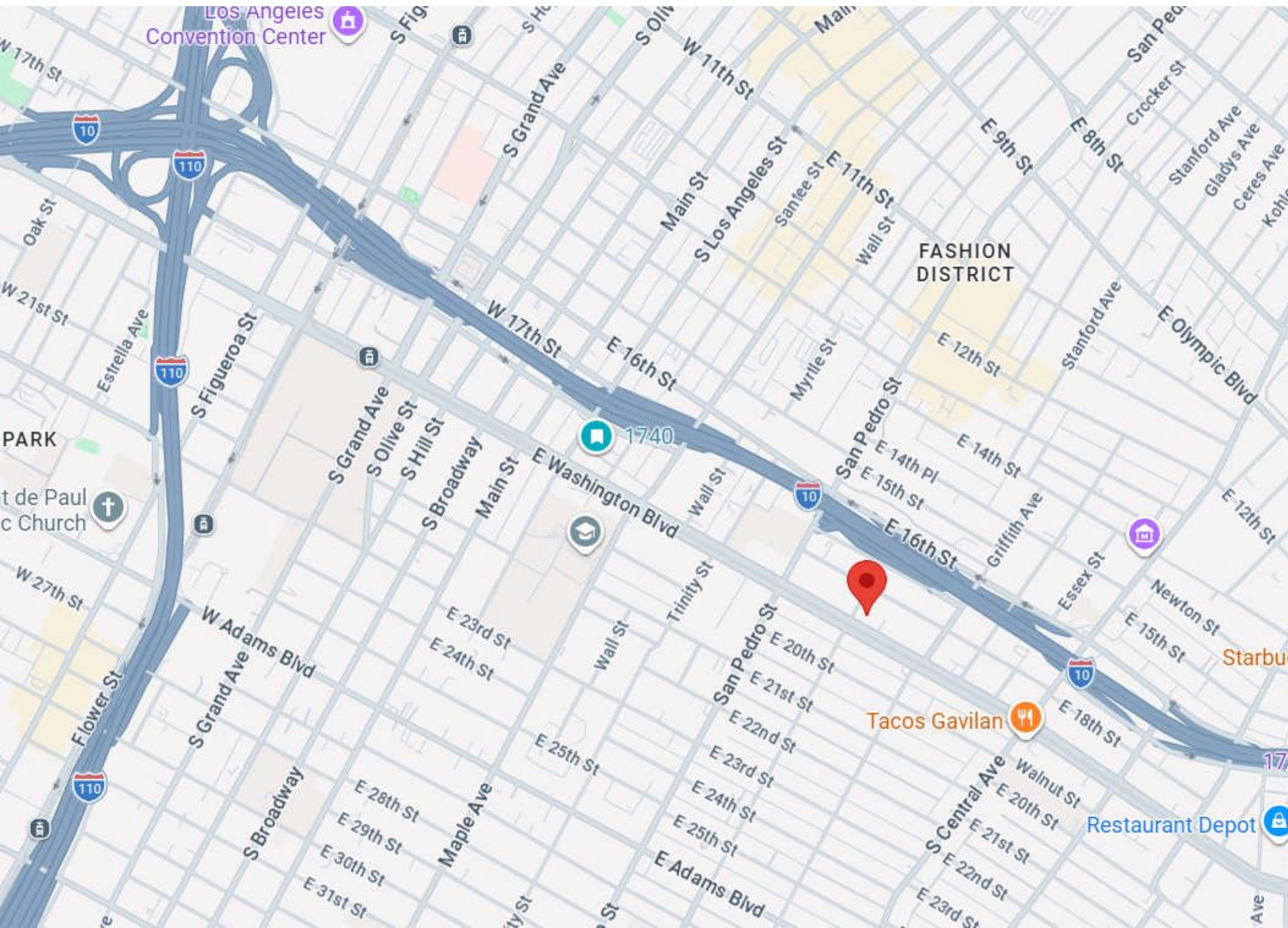
WALNUT GROVE TRACT
M.R. 22-9-10

FOR PREV. ASSM'T. SEE: 25 — 19

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

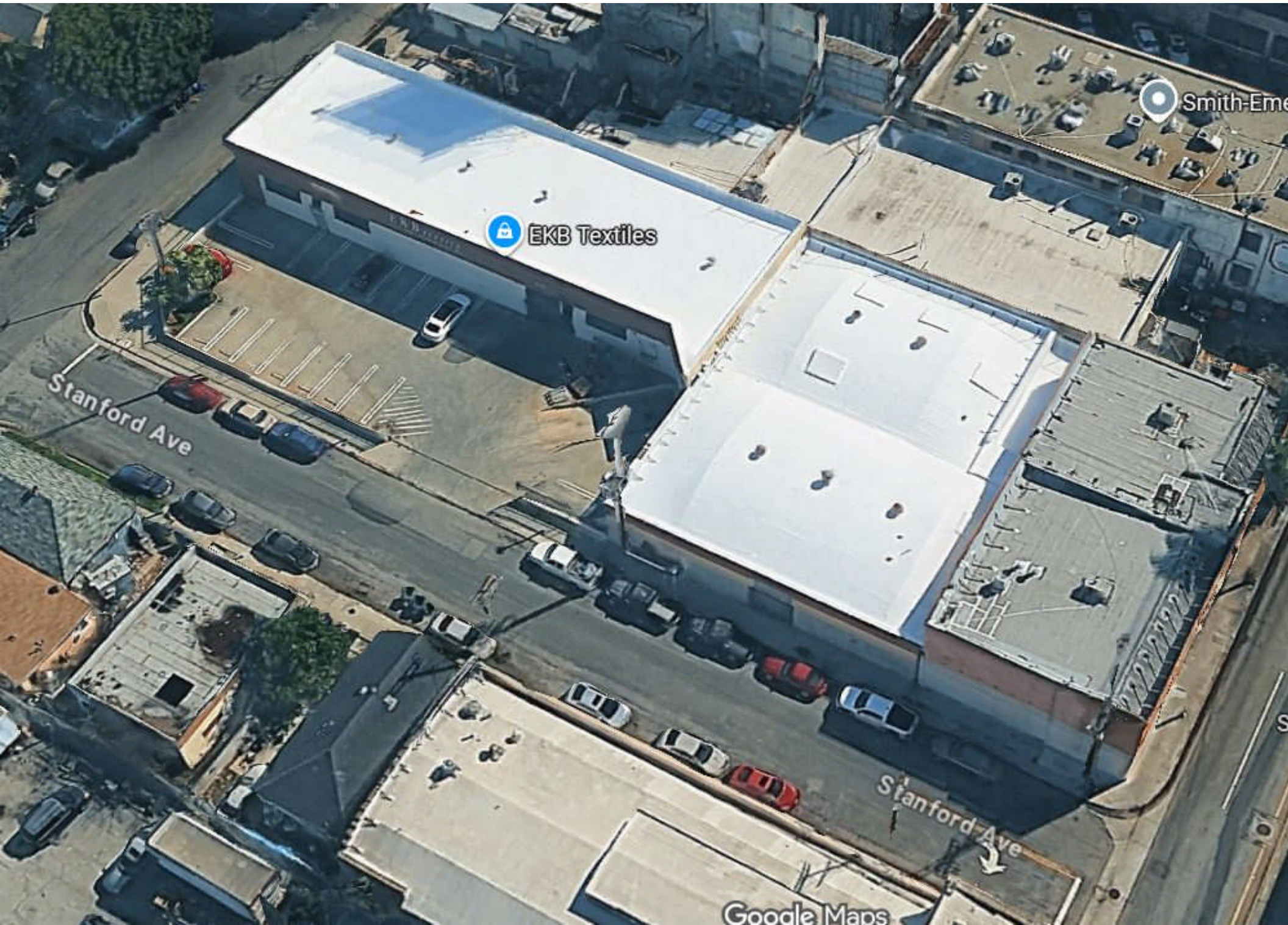
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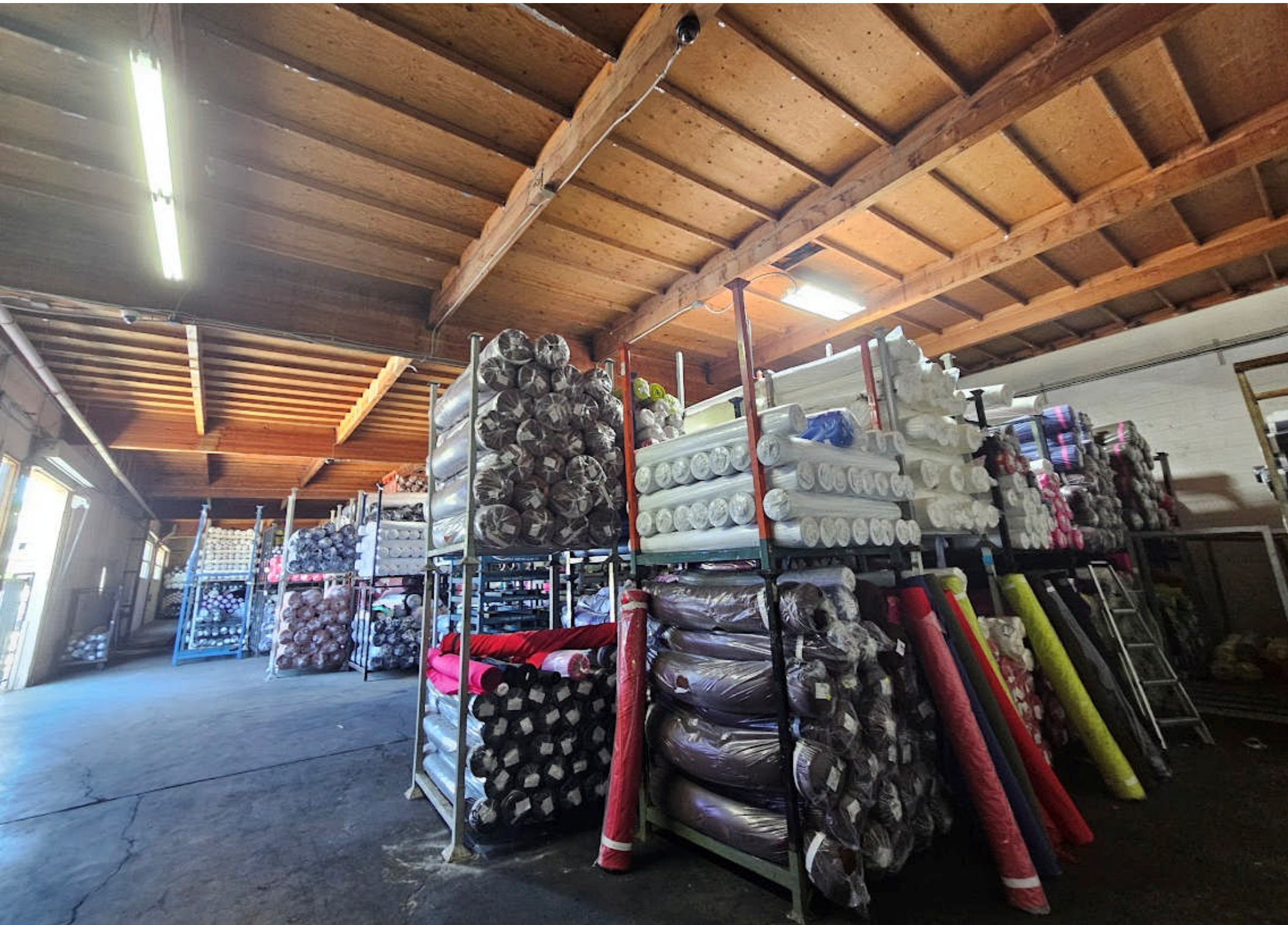
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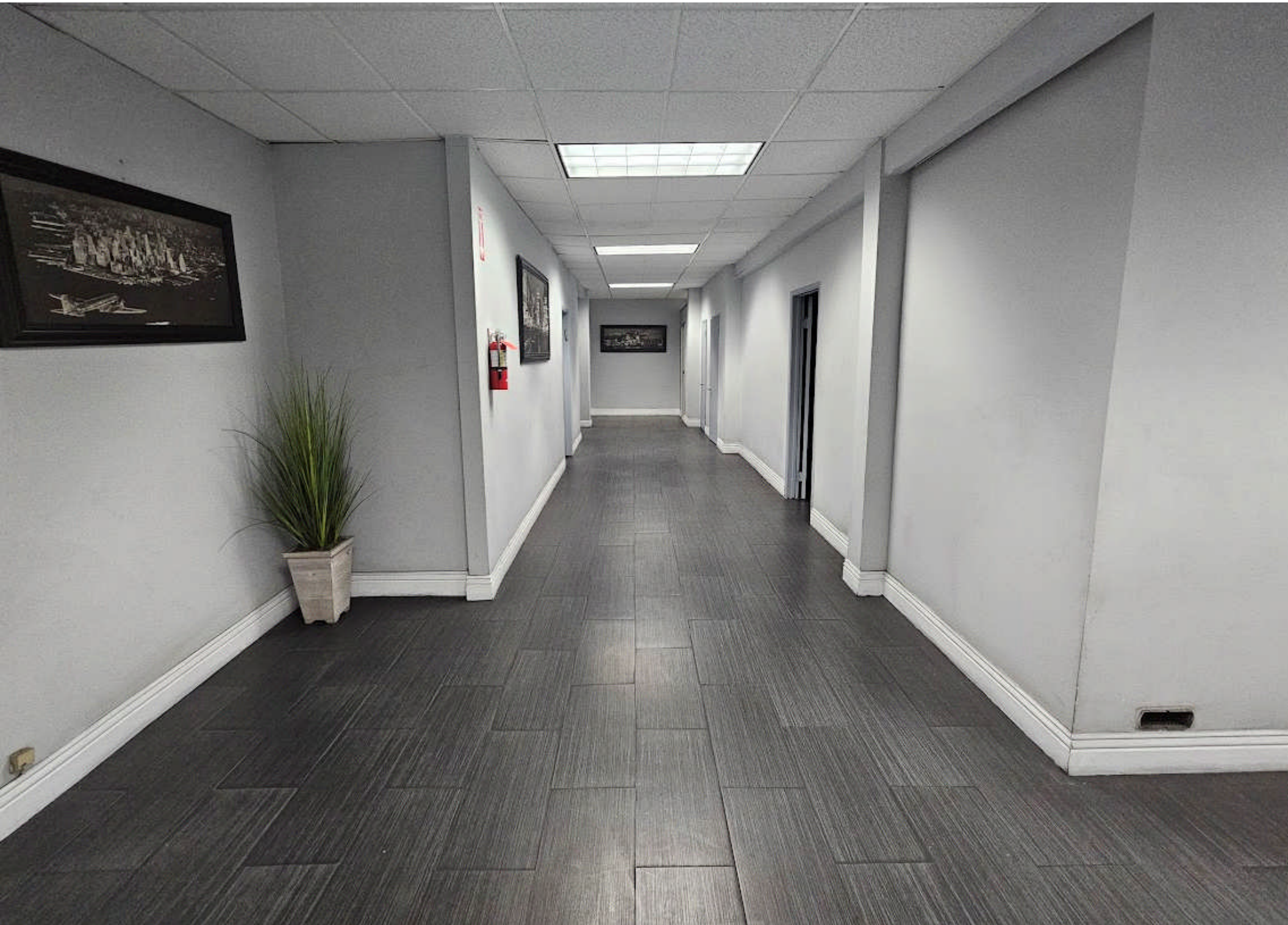


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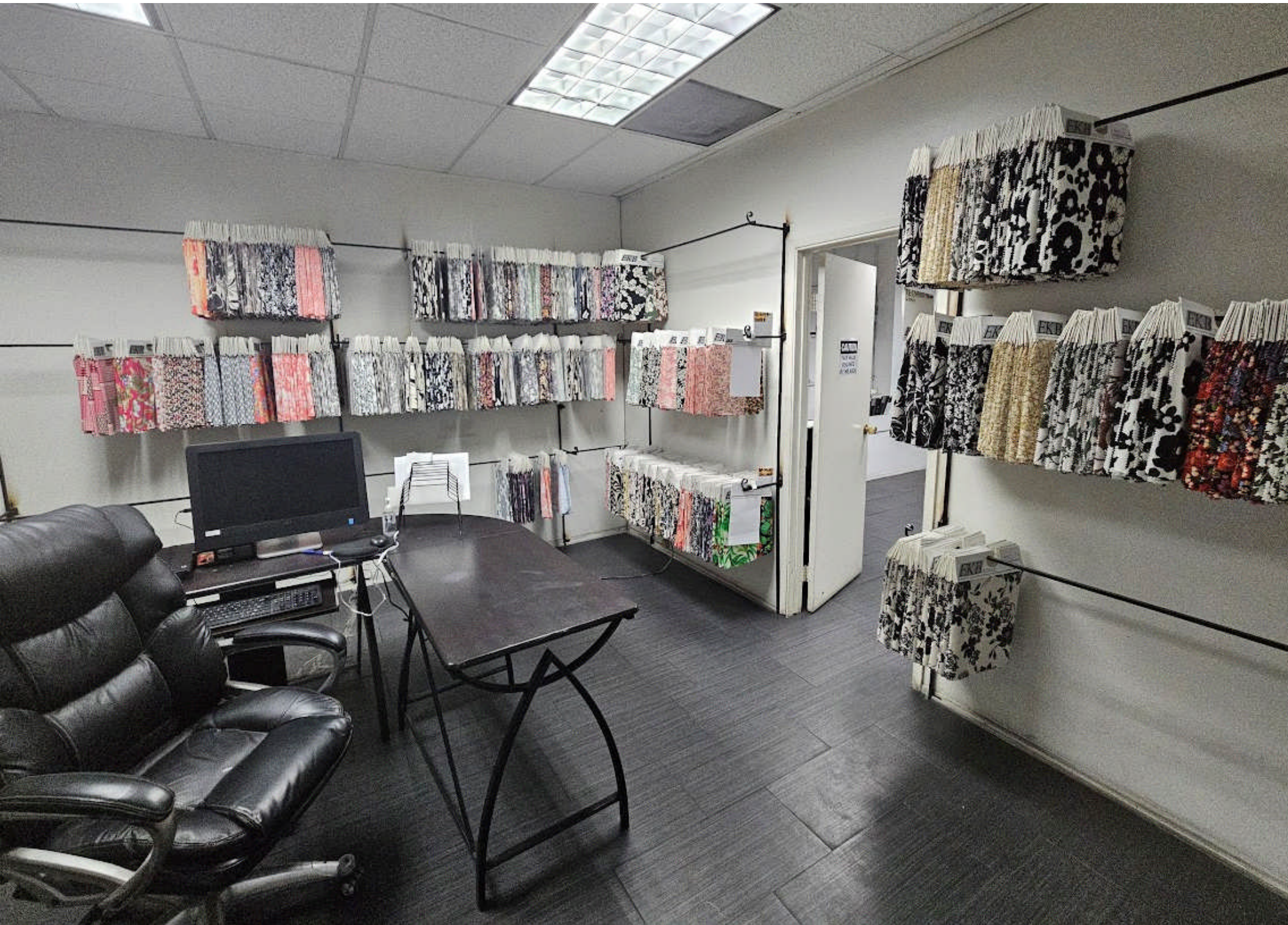






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