

OFFERING MEMORANDUM

±3,621 SF INDUSTRIAL BUILDING FOR SALE

1257 Goodrich Blvd, Los Angeles, CA 90022



PROPERTY FEATURES

- 5 - Five (5) Ton HVAC's
- Upgraded Power
- 4 Large Climate Controlled Rooms with Insulated Walls
- Rooms Can be Removed to Form One Open Warehouse

ASKING SALE PRICE

\$1,199,000 (\$331.12 PSF)

Garrett Hill

Associate | LIC NO 02125818

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323.767.2092

Jeff Hubbard

Senior VP, Principal | LIC NO 00982290

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323.767.2037

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

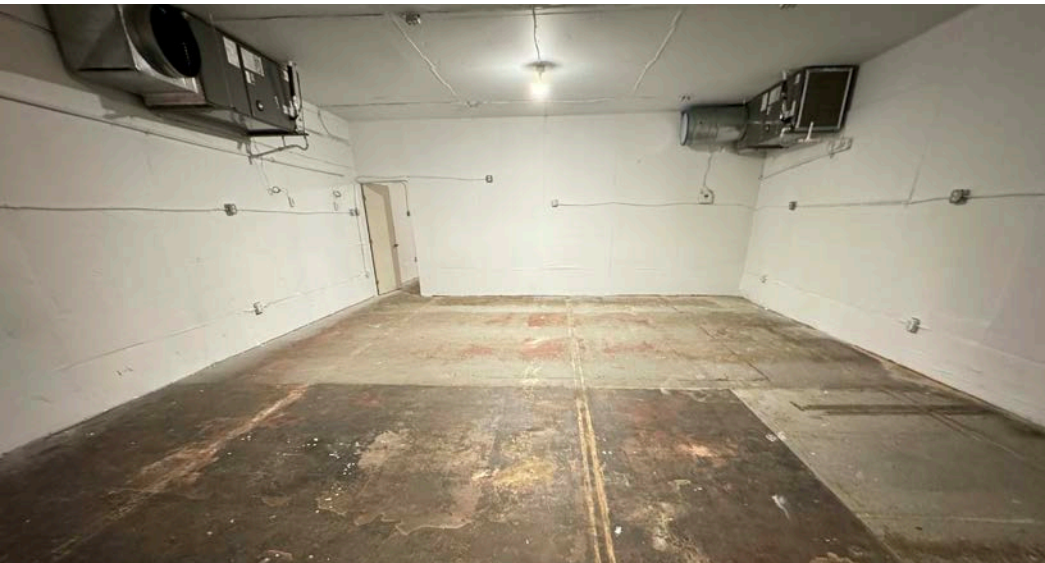
Buyer should verify all above items: permitted office size, bldg/land size, age, clear, power, sprink calc, zone, permitted uses, parking, HVAC, floor load. Buyer should obtain business license and confirm zoning and use prior to purchase.

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PROPERTY PHOTOS



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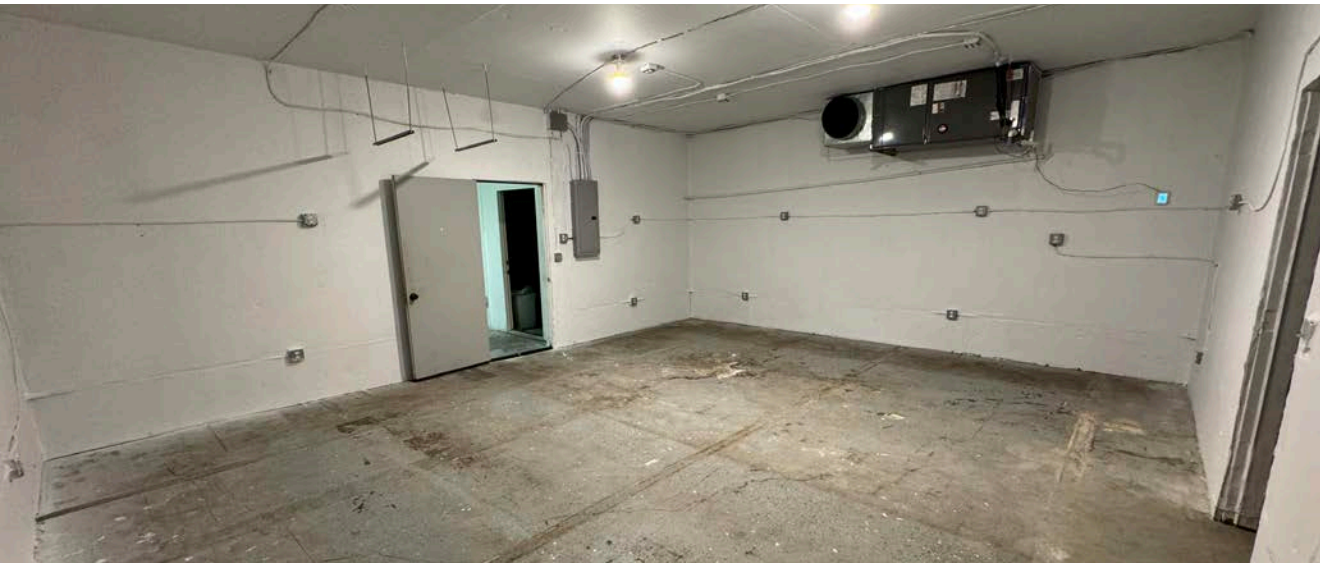
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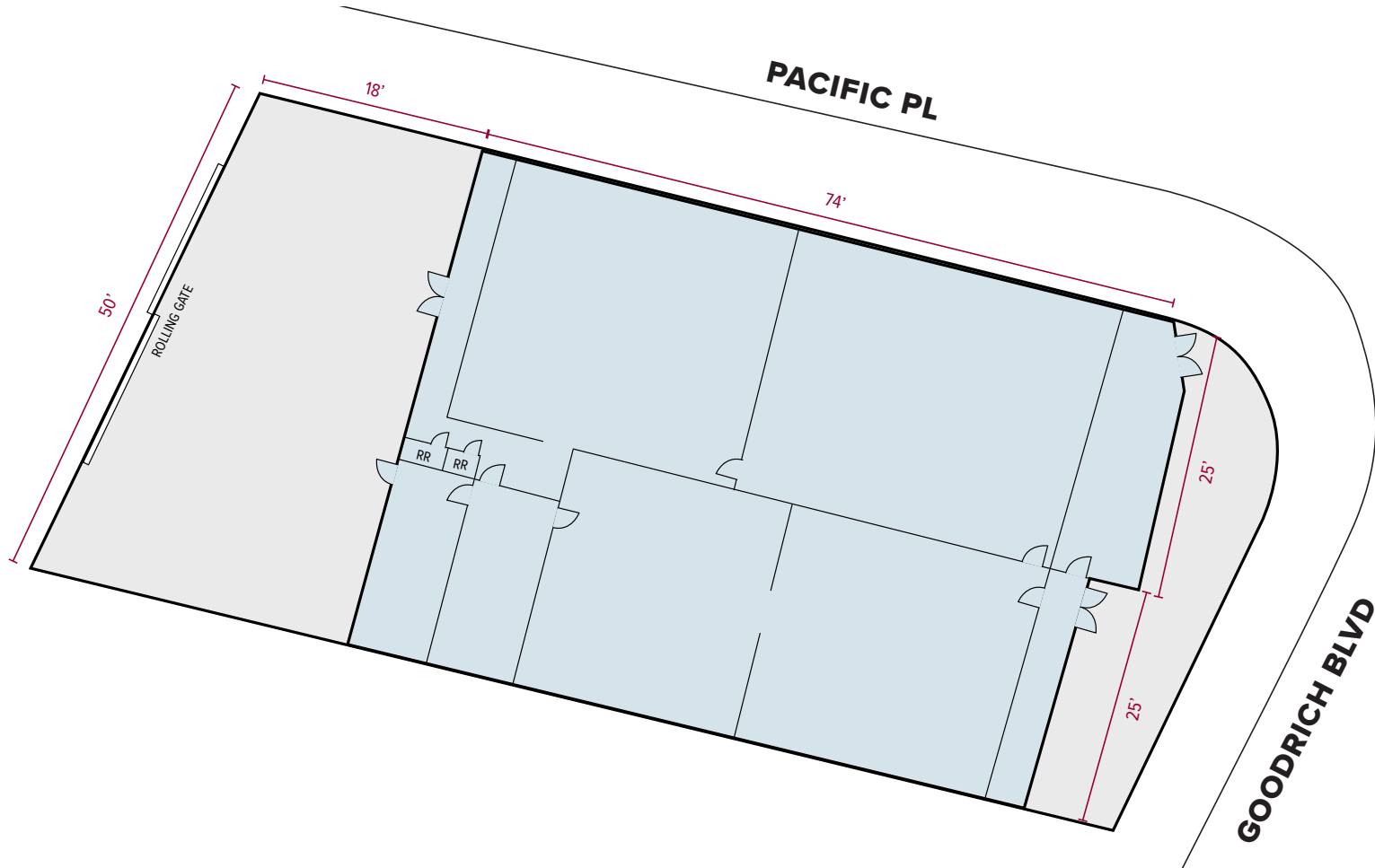
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PROPERTY SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer should independently verify all information above prior to entering into an agreement.

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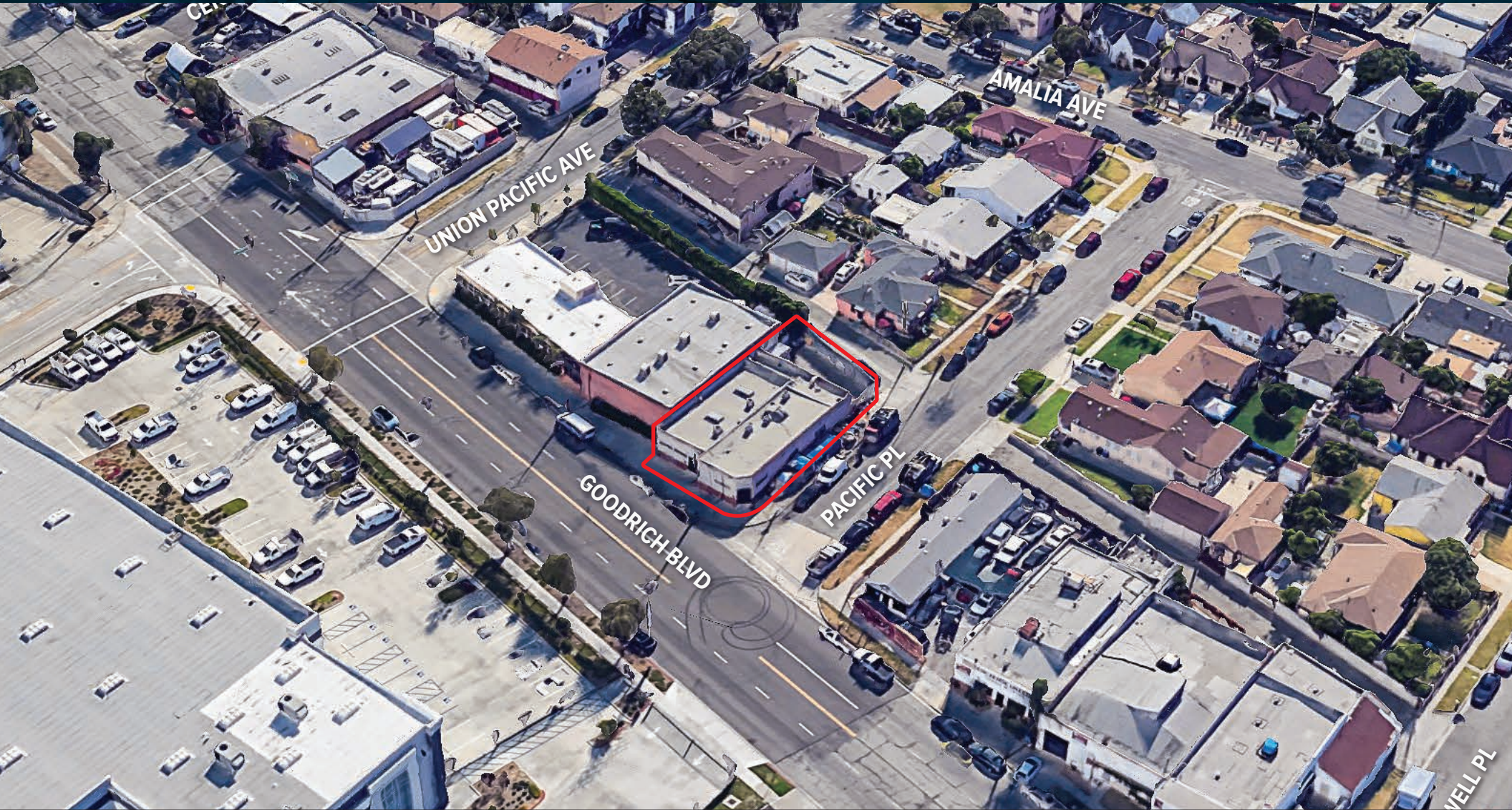
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PROPERTY AERIAL



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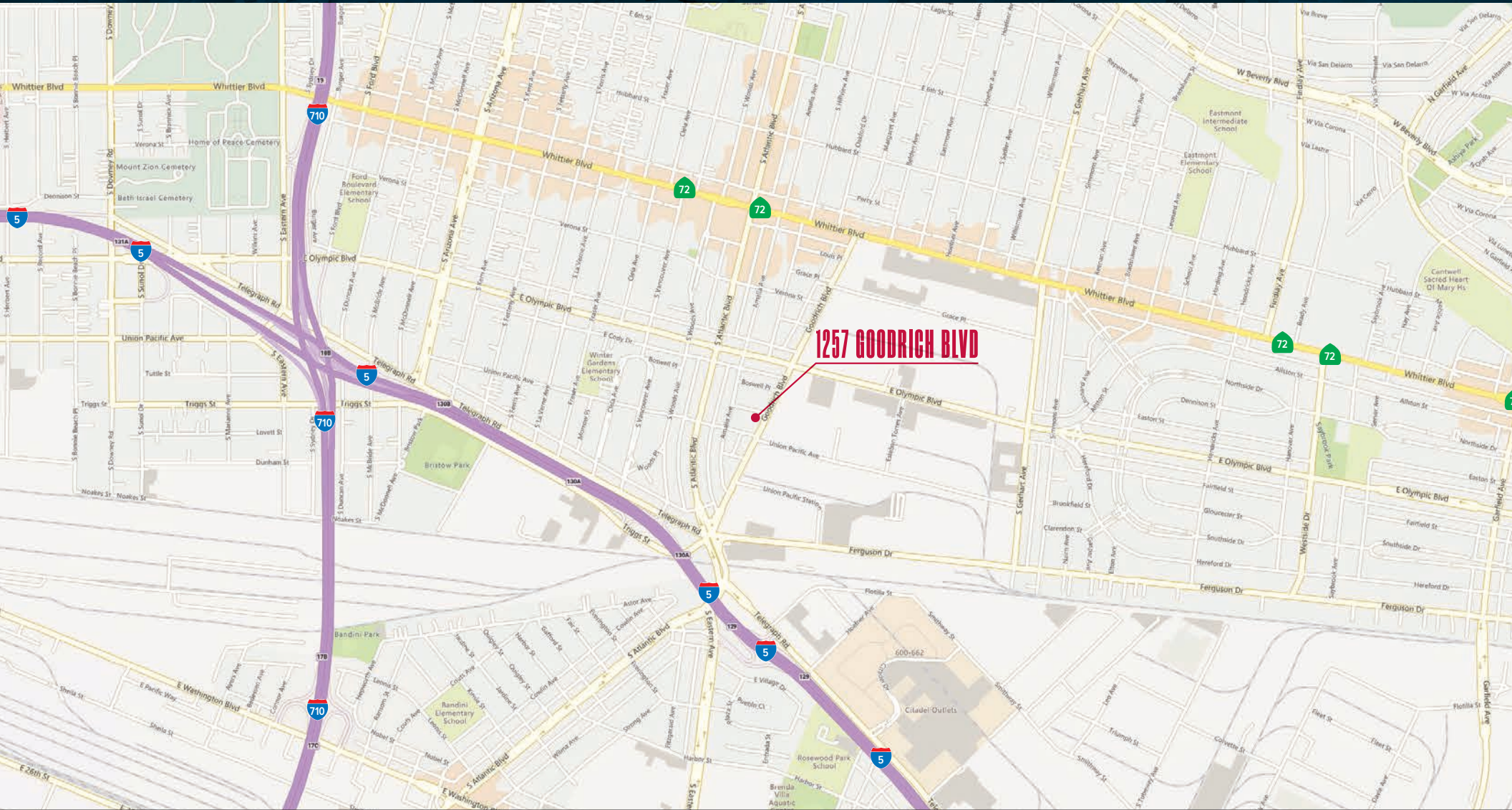
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LOCATION MAP



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