



# FOR SALE | INDUSTRIAL FLEX BUILDING

1421 South Hill St, Los Angeles, CA 90015



## CONTACTS

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## 1421 South Hill St Los Angeles, CA 90015

APN# ..... 5134-024-004  
County ..... Los Angeles  
Zoning ..... LAC3  
Structure Size ..... 7,320 SF  
Land Size ..... 6,284 SF  
Year Built ..... 1930  
Warehouse ..... Approx. 1,370 SF Total  
Offices ..... Three (3): 1,026 SF Total  
Restrooms ..... Four (4)  
Tilt Up Doors ..... Ground Level (1) : 10' x 12'  
Power ..... To be verified by buyer  
Tenant ..... Vacant

**Sale Price: \$2,379,000**



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- ✓ Excellent Owner-User / Investment Opportunity
- ✓ In the heart of the Los Angeles Fashion District
- ✓ Adjacent to the LA Convention Center, Crypto Arena, and Downtown LA. Easy access to the I-10 and I-110 FWY
- ✓ Large reception area: Approx. 1,470 SF
- ✓ 12 ft. warehouse clearance with bow truss roof
- ✓ 10'x12' Tilt-Up Door
- ✓ 700 SF under the Mezzanine
- ✓ Mezzanine includes low ceiling storage area
- ✓ Security gate & window bars
- ✓ Access from South Hill St and West 15<sup>th</sup> Street





