



Newly Renovated  $\pm 13,380$  SF  $\pm 26'$  Clear Warehouse Built in 1991



IN THE HEART OF THE ARTS DISTRICT

# FOR SALE OR LEASE

**\$7,292,100** | **\$2.25 PSF**  
(\$545 PSF) | **NNN**



**CUSHMAN &  
WAKEFIELD**


GILL | BURNS | YOO








## HIGHLIGHTS


- ±26' Clear High Bay Warehouse with No Columns
- Former Production Studio and Stage for Disney/Fox Television Show
- Built in 1991 with a Thick Floor Slab Allowing Heavy Load
- Recently Renovated with New Roof, Power Upgrade, Fully HVAC (100%), LED Lighting, and Renovated Restrooms
- Heavy Power (800 AMP Panel)
- Multiple 20' High Ground Level Doors with Drive-In Capability
- Secure Gated and Fenced Yard

 **Total Building:** ±13,380 SF


 **Land Size:** ±10,322 SF


 **Year Built:** 1991


 **Clear Height:** 26'


 **Loading:** 3 GL

 **Power:** 800 AMP (3 Phase)

 **Restrooms:** 4

 **Construction Type:** Concrete Block

 **Zoning:** M3-1

 **Parking:** 10 Spaces

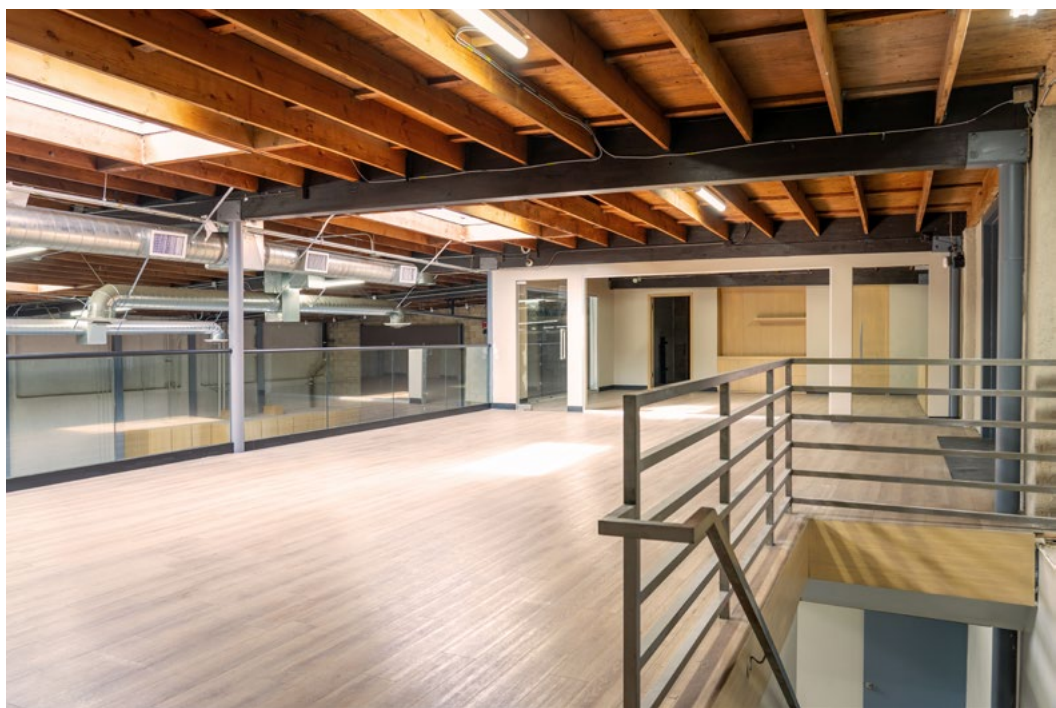
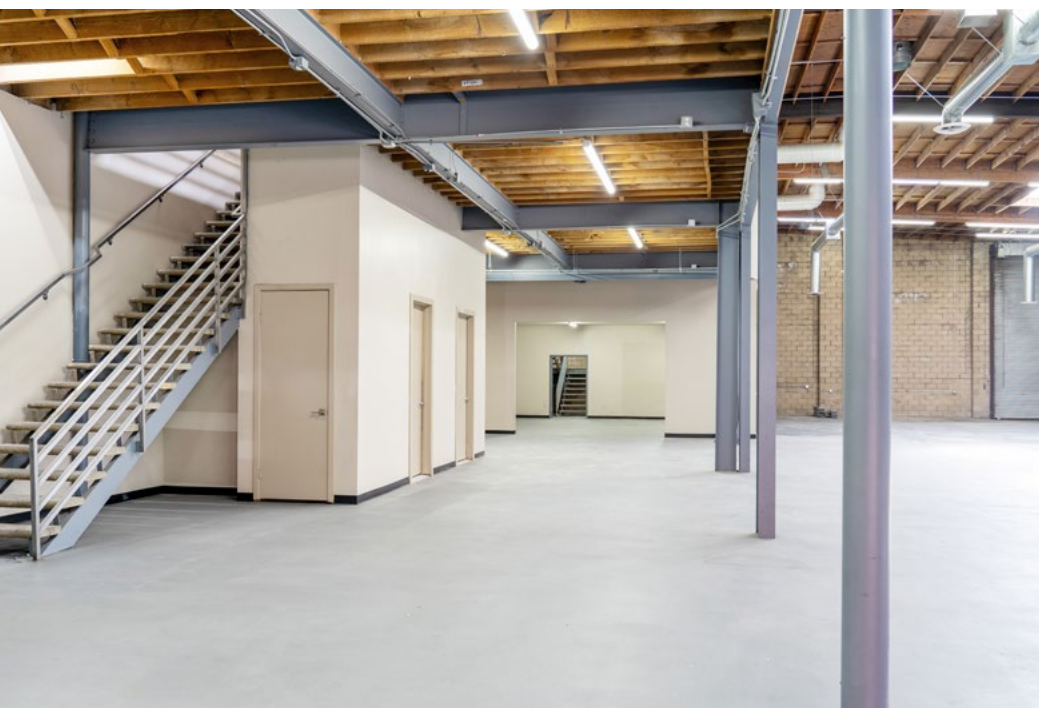


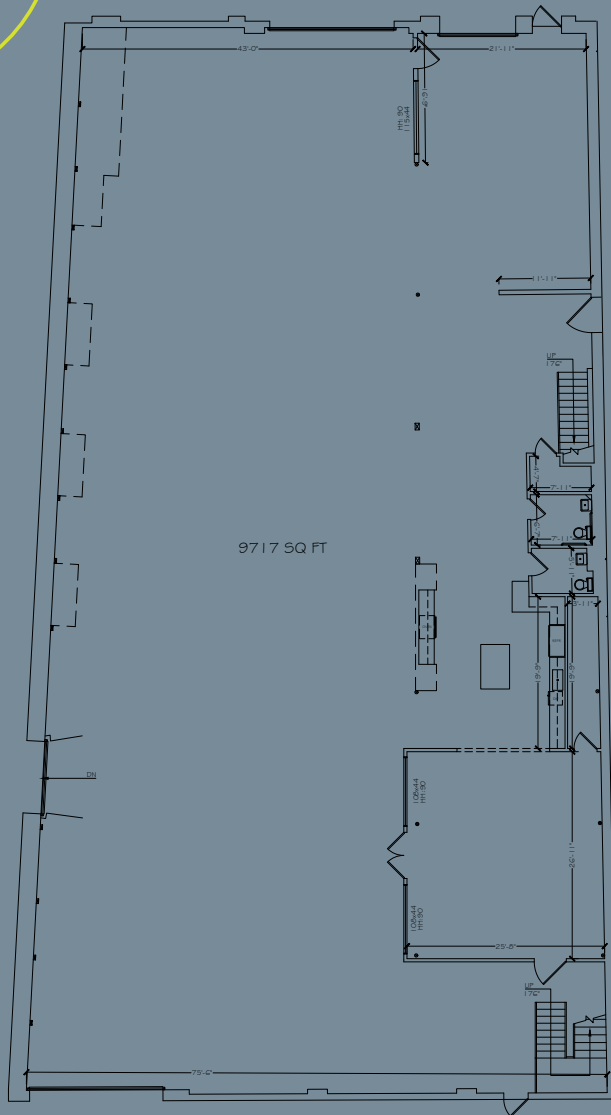


26'

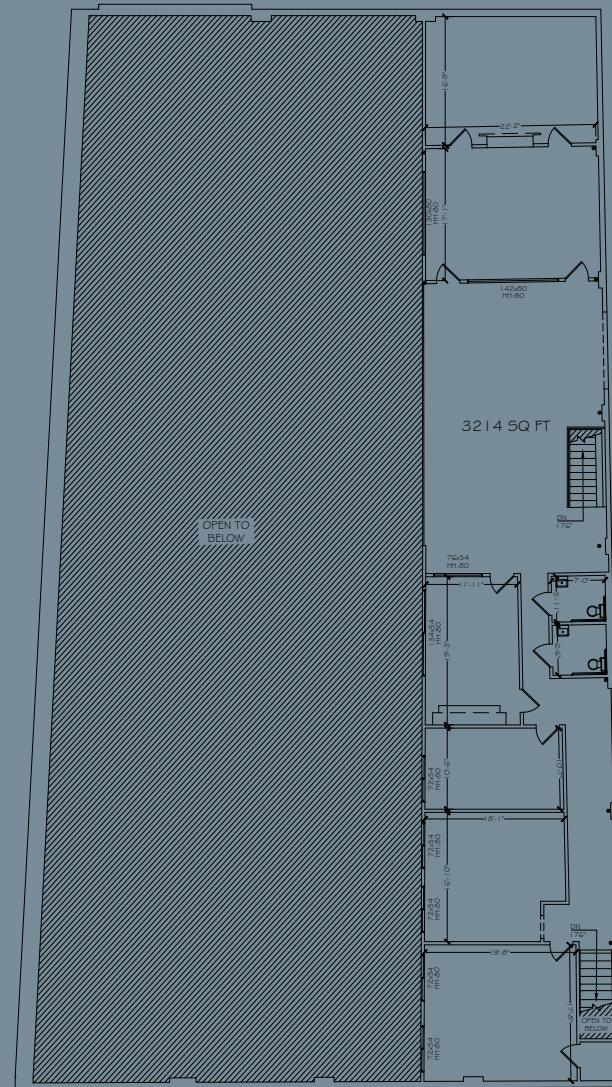
**26' CLEAR HIGH CEILINGS AND  
20' HIGH GROUND LEVEL DOORS**







1ST FLOOR



2ND FLOOR





# world class AMENITIES



## arts district

COFFEE  
BARS  
RESTAURANTS  
MARKETS  
MUSEUMS  
STUDIOS



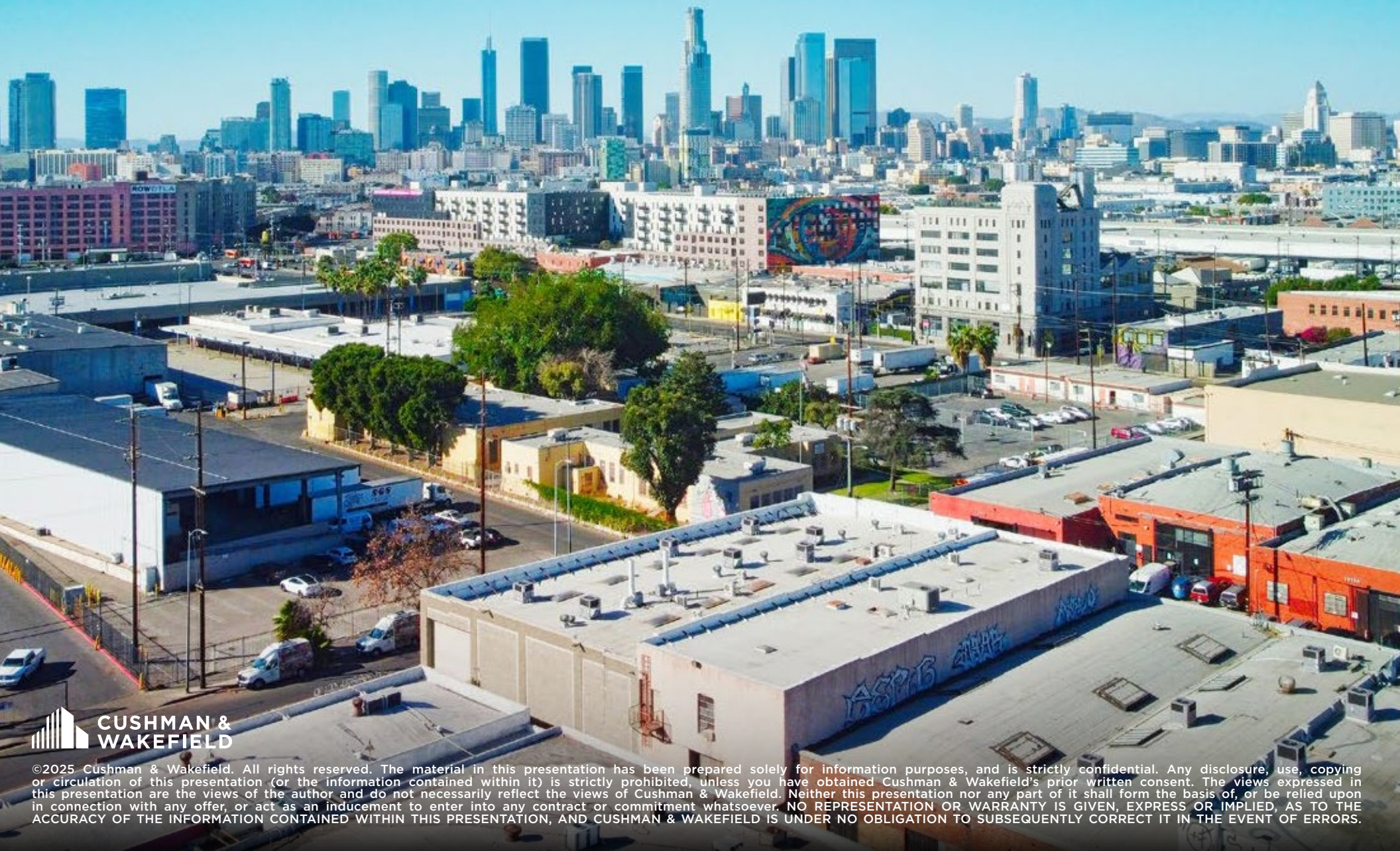


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