

1643-1671 E 23RD STREET

LOS ANGELES • CA 90011



FOR SALE
±25,432 SF INDUSTRIAL BUILDING
ON ±48,504 SF OF LAND

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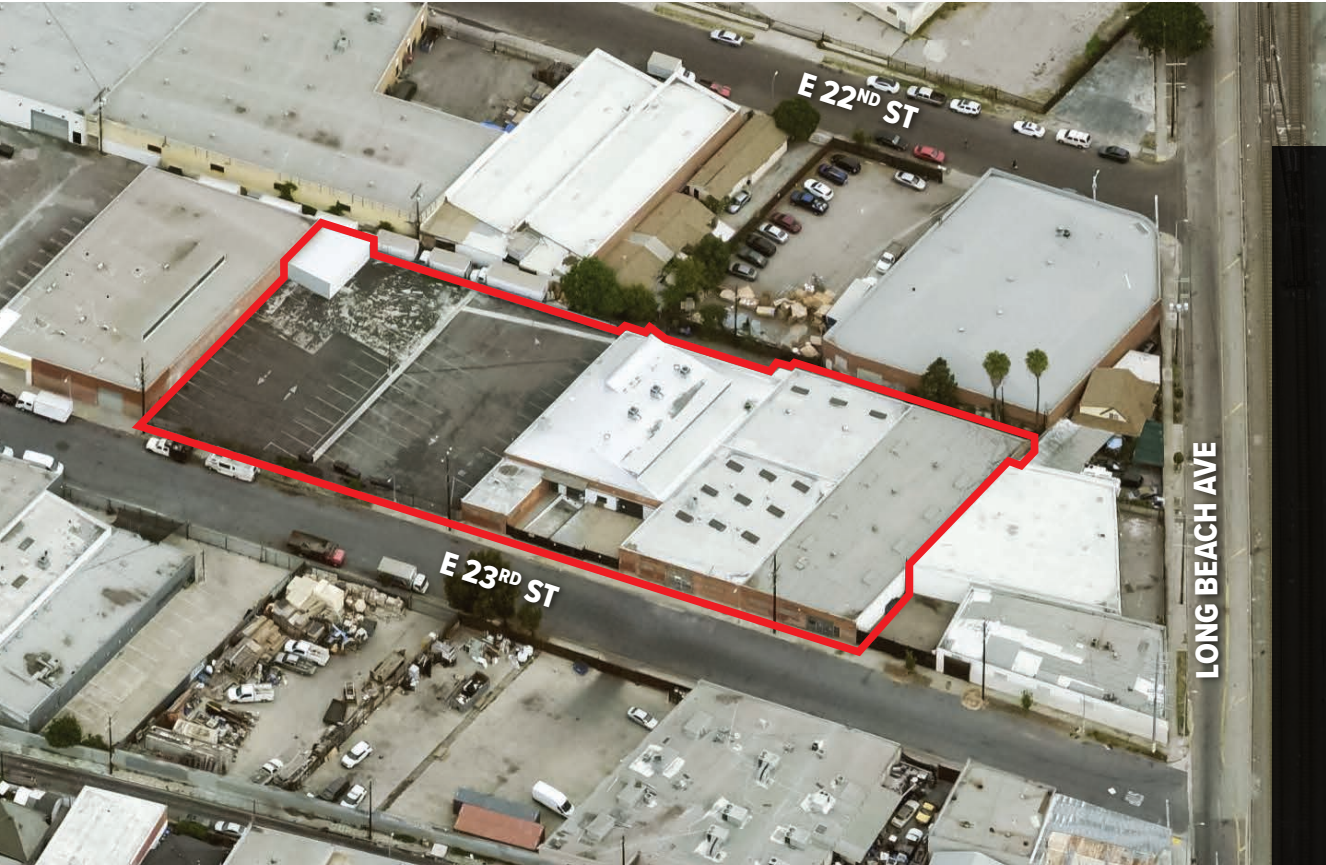
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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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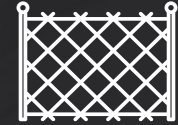
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PROPERTY HIGHLIGHTS



First Time on Market
Since 2013!



Gated Fence-Secured
Parking for 60 Cars



Well Maintained Multi-
Tenant Industrial Building



Existing Income
Partially in Place



Ideal for Owner-User
SBA Purchase



Convenient Access
to all Major Highways



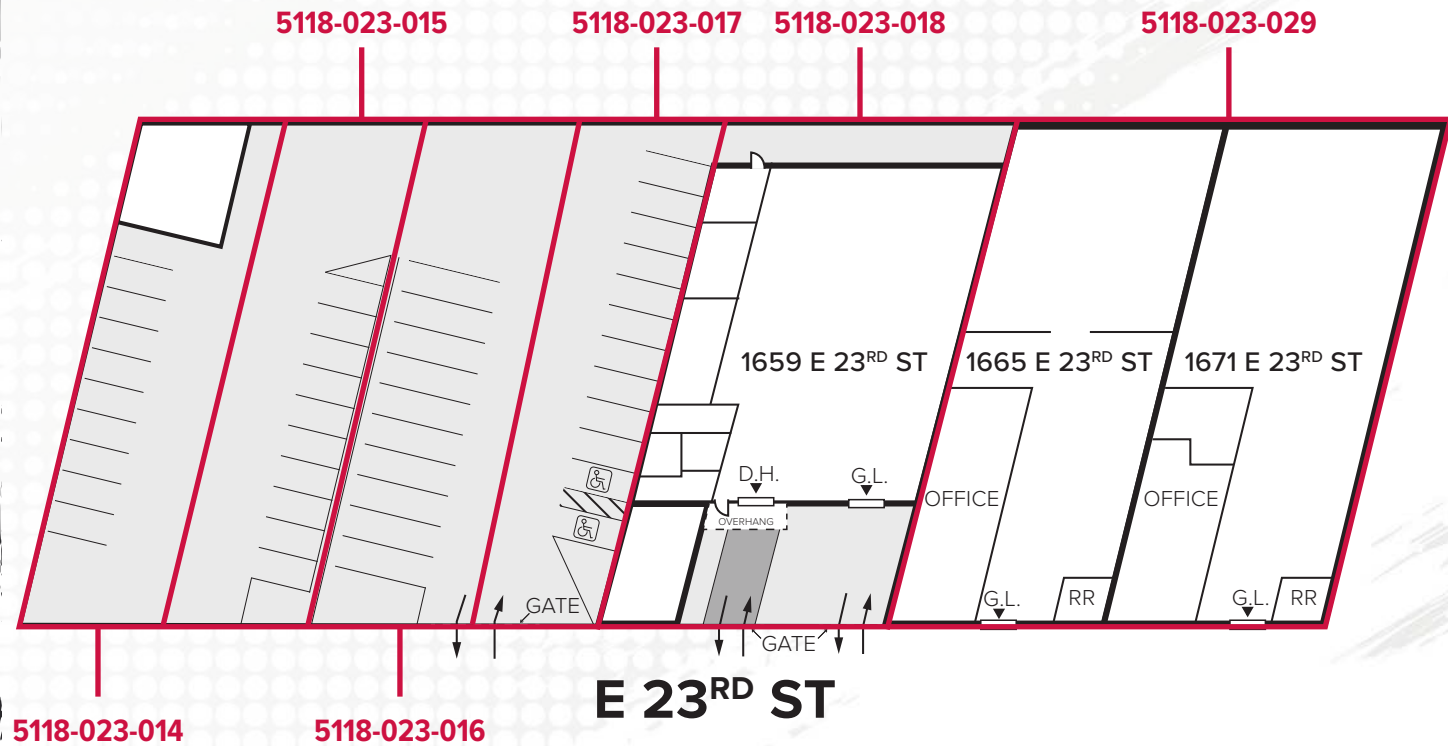
Property Consists of 6 Parcels

1643-1671 E 23rd Street offers ±25,432 SF of well-maintained, multi-tenant industrial space on ±48,504 SF of land in a central Los Angeles location. The property features a fenced and gated yard with parking for ±60 vehicles, dock-high and ground-level loading, and 12'-22' clear height, with existing income in place. Ideal for owner-users or investors, the site provides convenient access to major freeways and strong proximity to Downtown LA.

PROPERTY INFORMATION

Available SF	±25,432 SF
Prop Lot Size	±48,504 SF / ±1.11 AC
Office Size	±3,500 SF
APNs	5118-023-014, 015, 016, 017, 018 & 029
Zoning	MI-2
Year Built	1953
Construction Type	Masonry
Yard	Yes
Restrooms	6
Clear Height	12'-22'
DH/GL Doors	3GL / 1DH
Sprinklered	Yes
Power	A: 200 V: 220 Ø: 1 W: 4
Possession Date	Close of Escrow
Vacant	No
Market/Submarket	LA Central

PROPERTY SITE PLAN

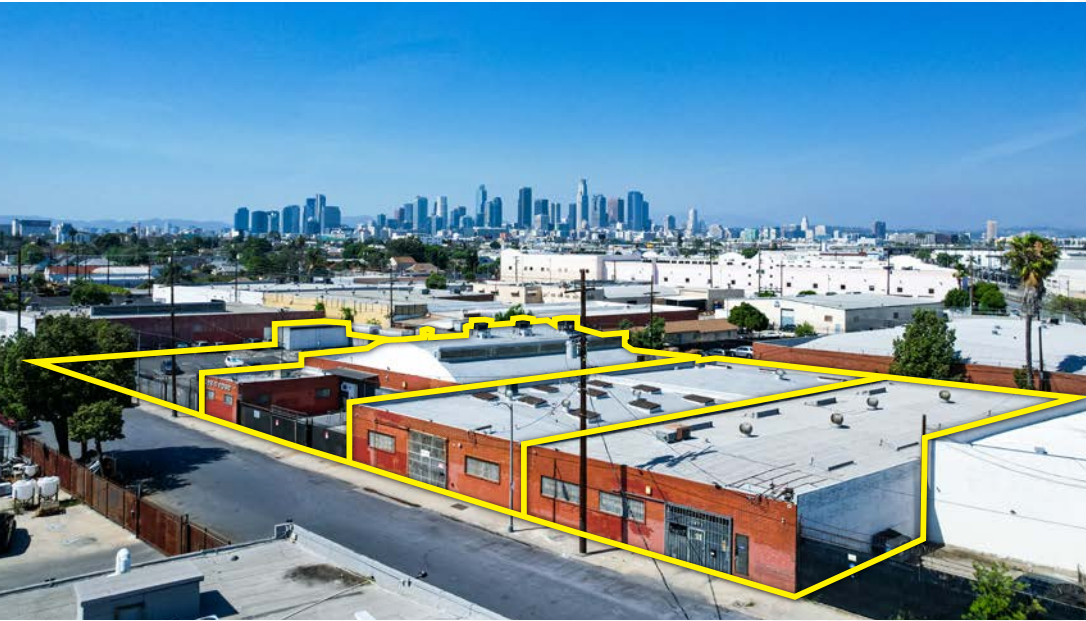


NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer to verify.

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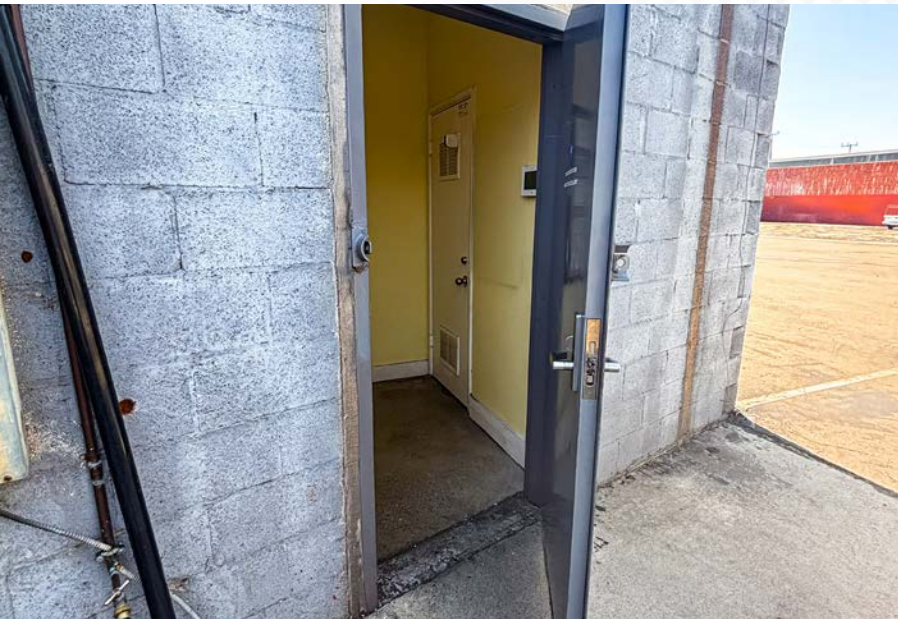
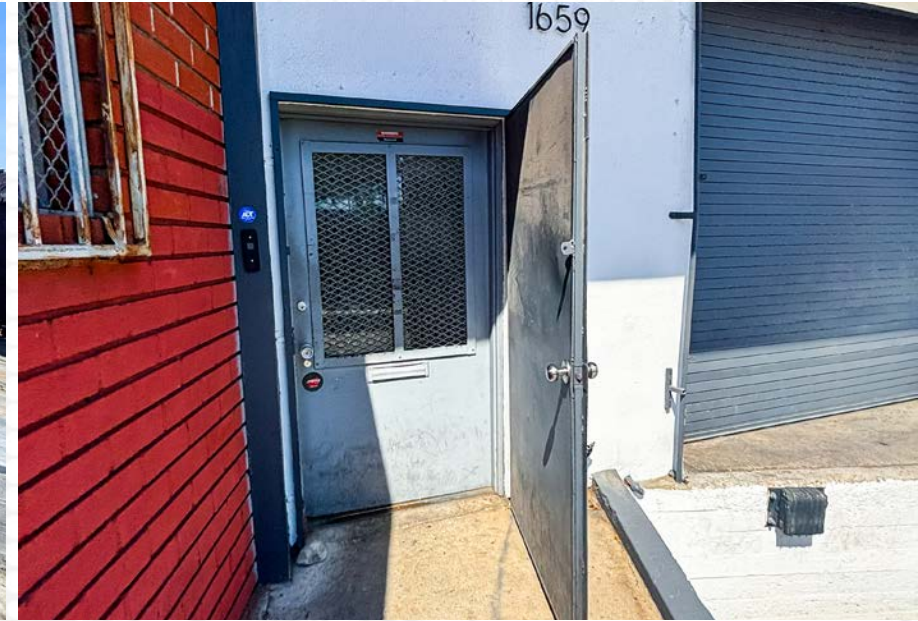


1659 E 23RD STREET

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UNIT PHOTOS

FOR SALE
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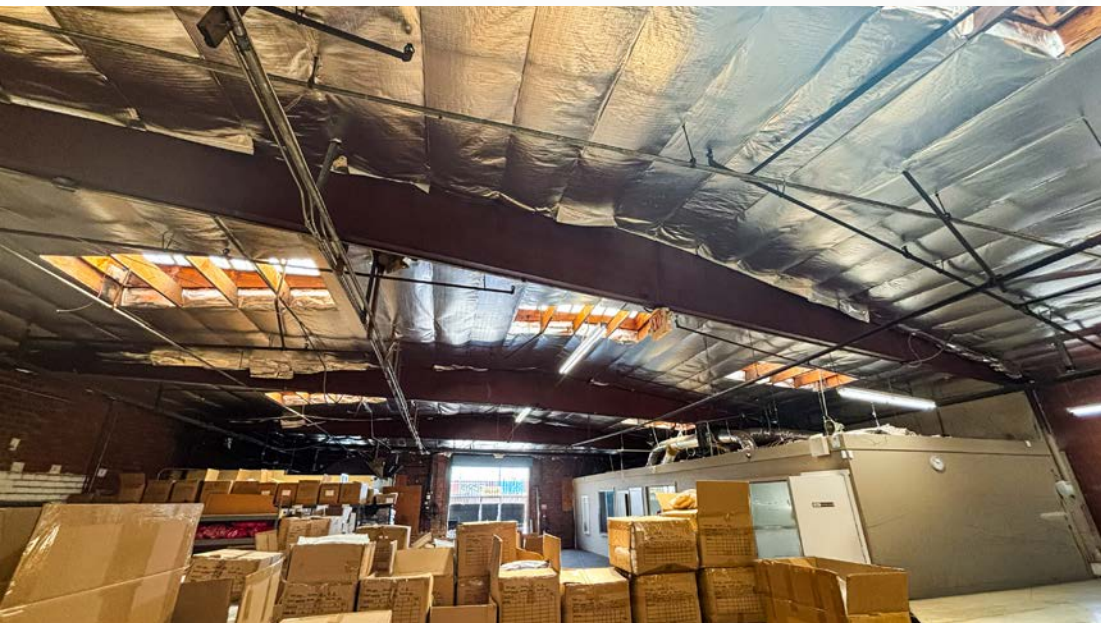


1665 E 23RD STREET

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UNIT PHOTOS

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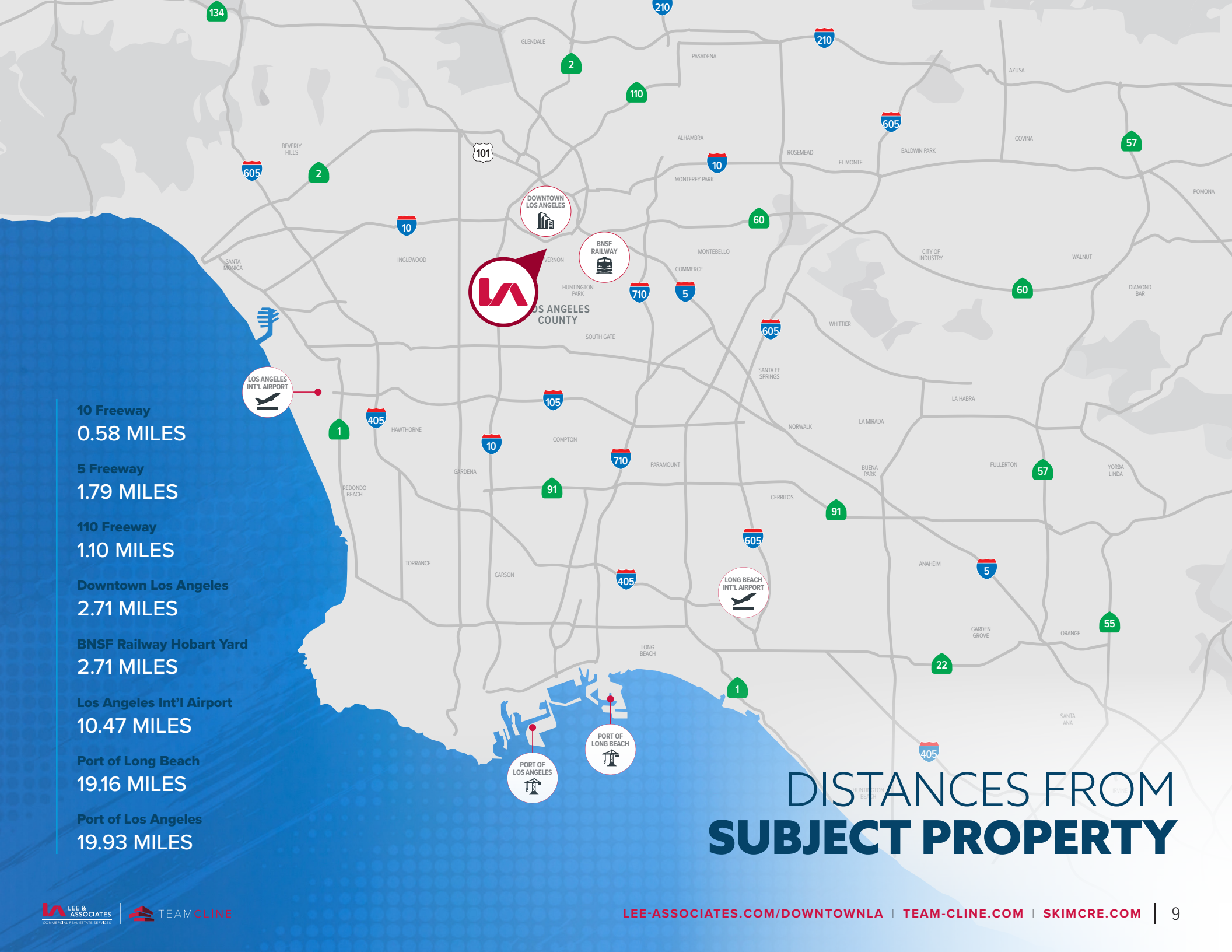
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UNIT PHOTOS

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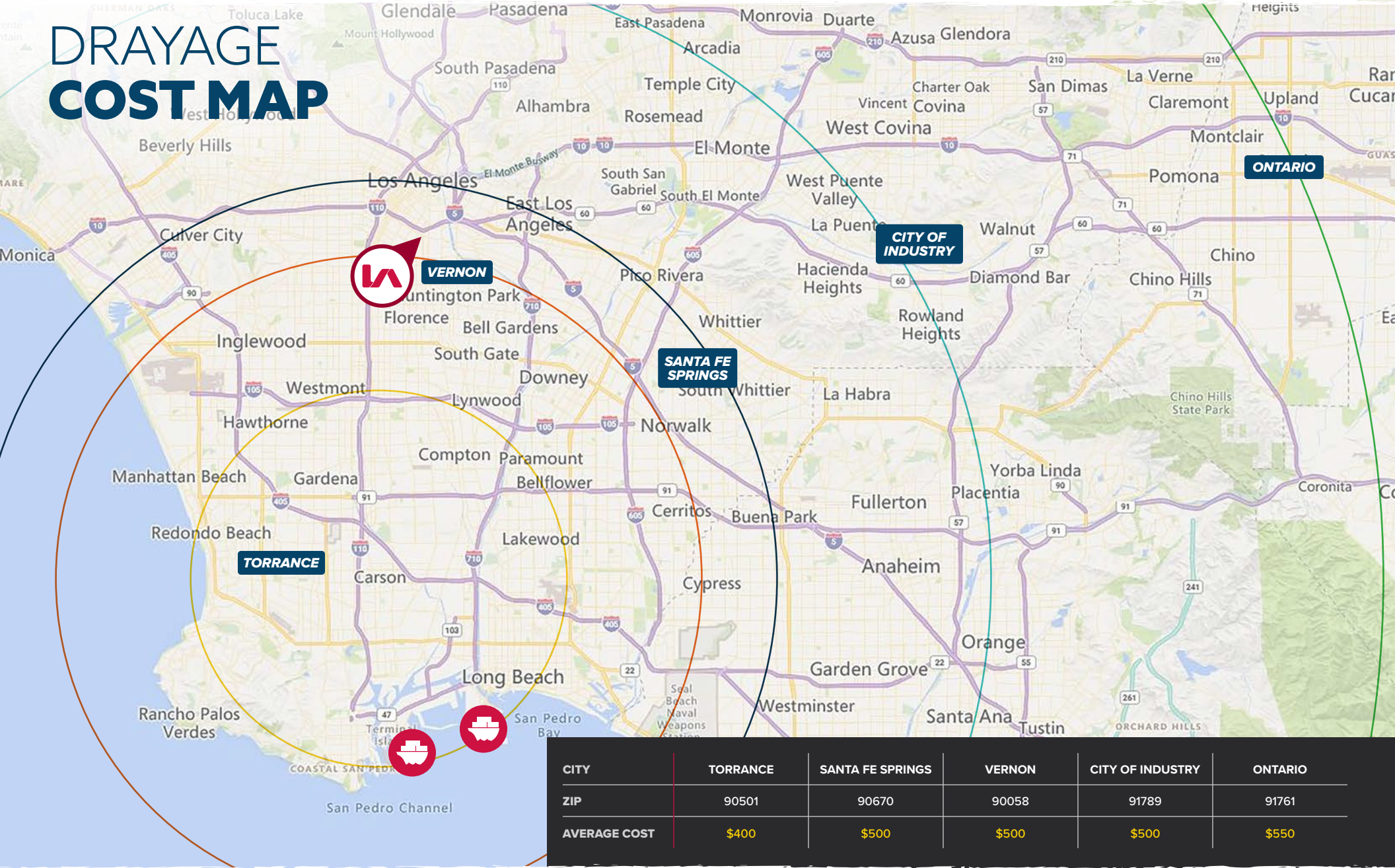
DISTANCES FROM SUBJECT PROPERTY

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DRAYAGE COST MAP



For More Information,
Please Contact ▶

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FAHION DISTRICT



E 23RD ST

LONG BEACH AVE



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CORP ID 02174865 Los Angeles, CA 90012



LEE-ASSOCIATES.COM/DOWNTOWNLA

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.