

OFFERING MEMORANDUM

FOR SALE OR LEASE
197 E. JEFFERSON BLVD,
LOS ANGELES, CA 90011
±20,000 SF HIGH-POWER INDUSTRIAL BUILDING

PRESENTED BY

ROLAND QUINO

COMPASS REALTY

323-683-7622

ROLAND@ROGERPERRY.COM

WWW.ROGERPERRY.COM

DRE# 01950516

ROGER PERRY

RODEO REALTY

310-600-1553

RPERRY@ROGERPERRY.COM

WWW.ROGERPERRY.COM

DRE# 01882885



COMPASS



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Rare opportunity to lease or acquire a ±20,000 SF high-power industrial building in central Los Angeles, located minutes from University of Southern California. The property features approximately 2600 amps of installed electrical capacity, providing immediate usability for power-intensive operations without the delays and costs associated with utility upgrades.



TRANSACTION DETAILS & LOCATION HIGHLIGHTS

For Sale

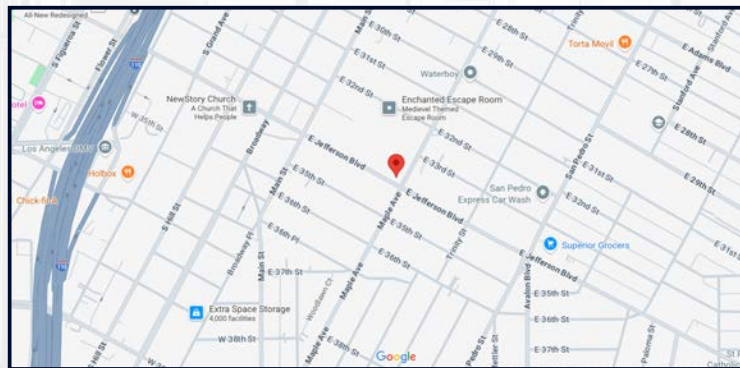
- \$5,950,000

For Lease

- Flexible lease terms
- Delivered As-Is
- Lease Rate: \$1.50 NNN

Other Highlights

- Central DTLA location near distribution hubs
- Close proximity to cannabis clusters, fashion & arts districts, USC School of Engineering
- Surrounded by logistics, light industrial, and cannabis tenants
- Prime positioning for SoCal supply chain and B2B operations



ADDITIONAL HIGHLIGHTS

Key Features

- ±20,000 SF industrial building
- ~2600 amps power (existing infrastructure in place)
- Infill Los Angeles location with strong access to major corridors
- Functional layout for a variety of industrial users
- Existing improvements suitable for specialized uses
- Rare high-power capacity for this size range

Ideal Uses

- Advanced manufacturing
- Robotics / automation
- Food production / cold storage
- Media / rendering / high-density compute
- Cannabis (existing infrastructure)

Ownership is seeking qualified tenants or owner-users with defined operational needs. Priority will be given to groups requiring immediate access to high electrical capacity.

PHOTO GALLERY



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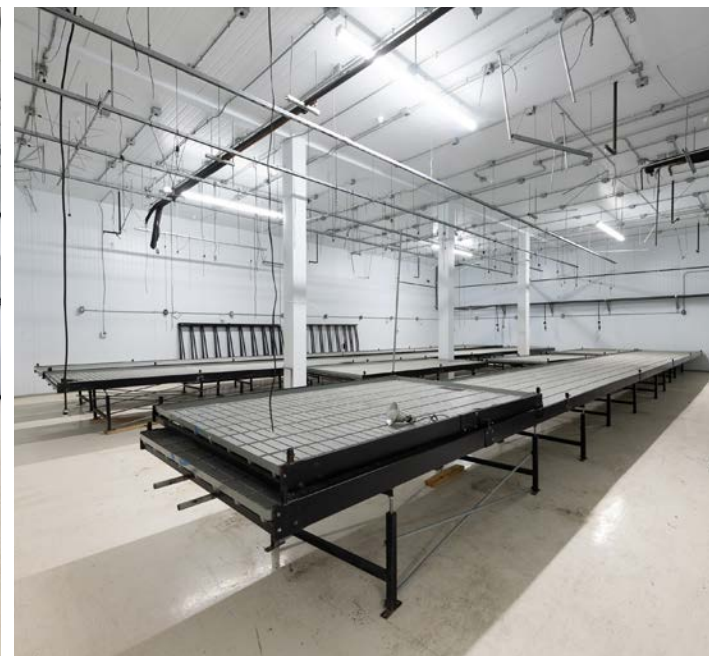
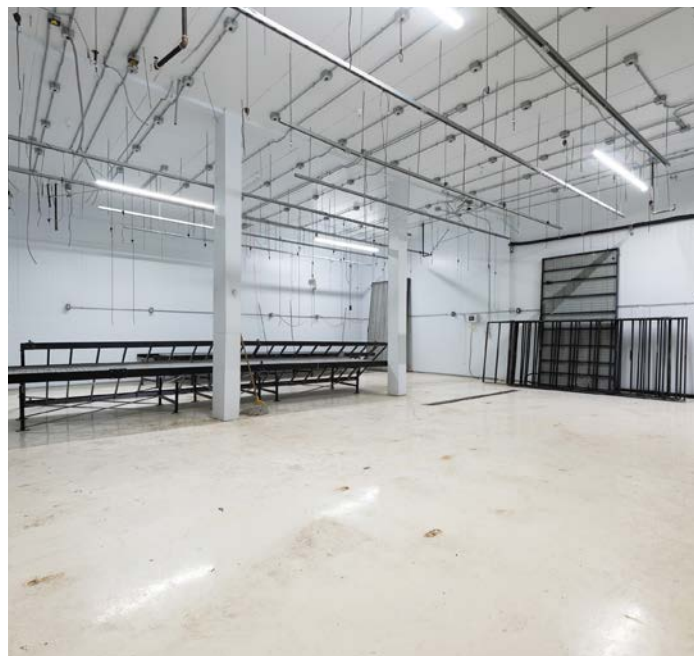
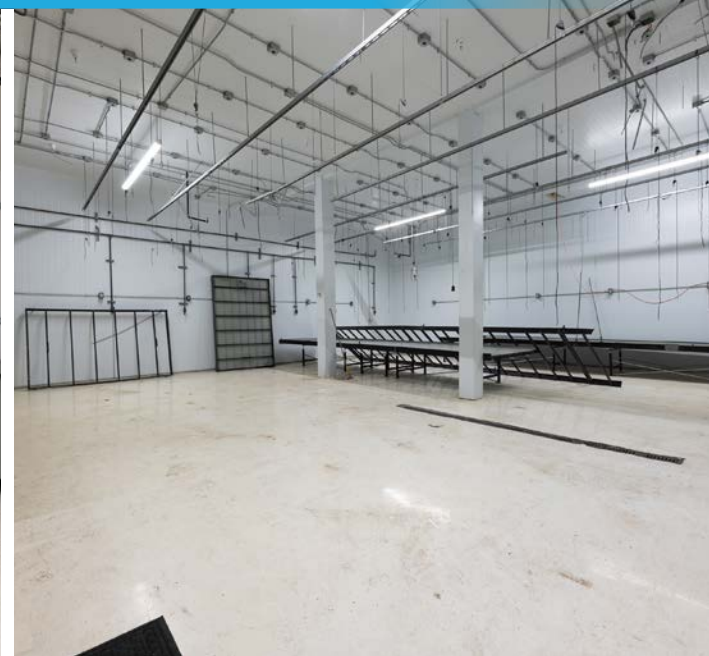
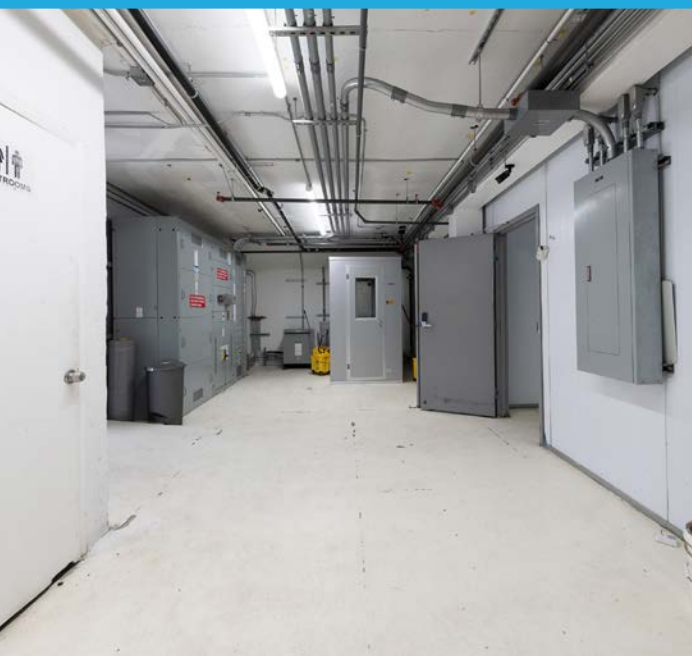


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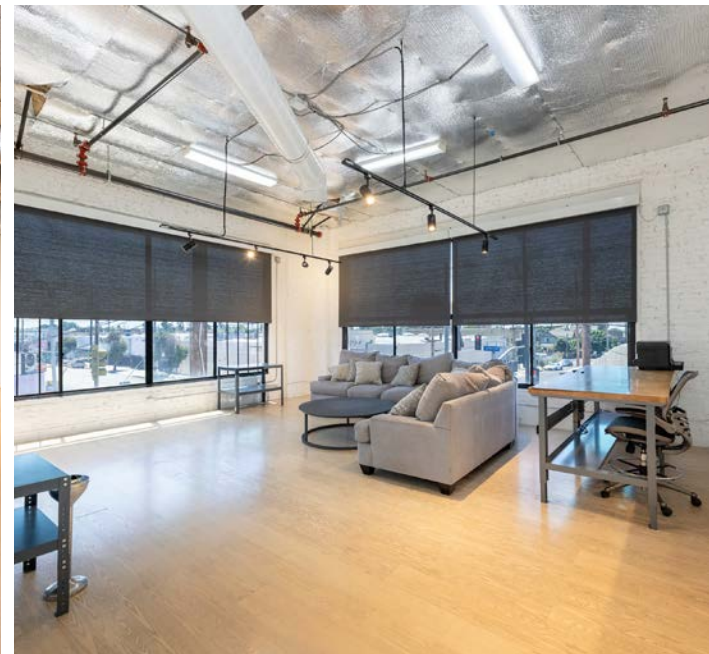
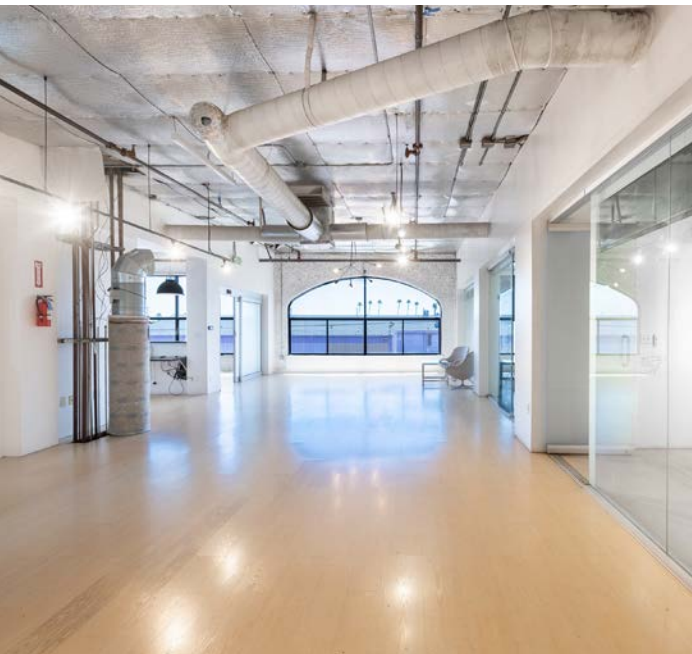
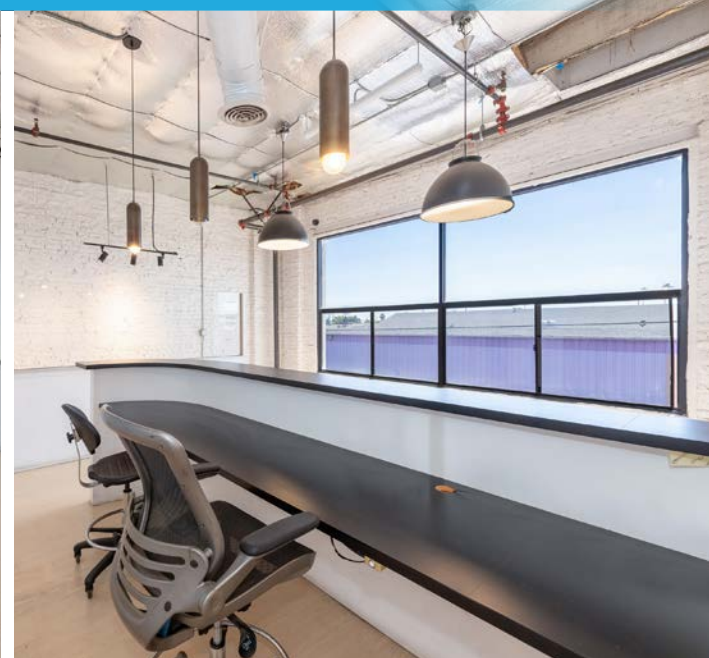


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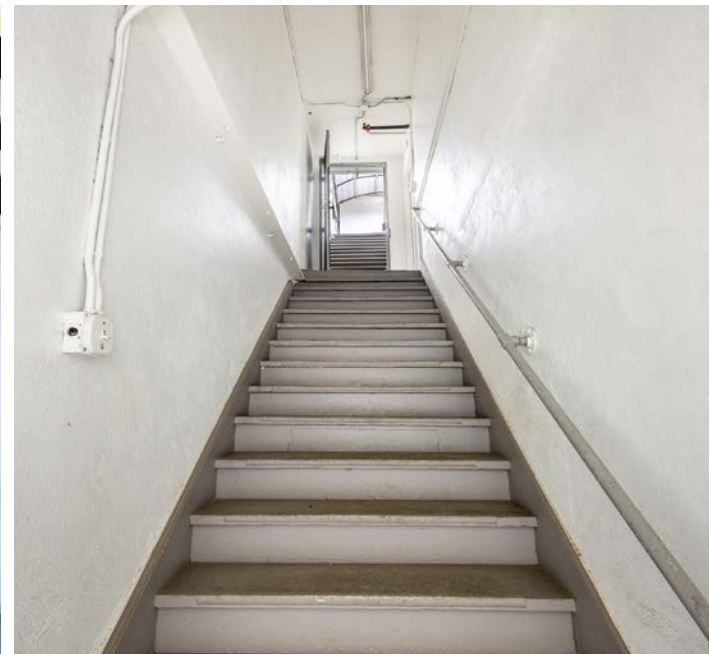
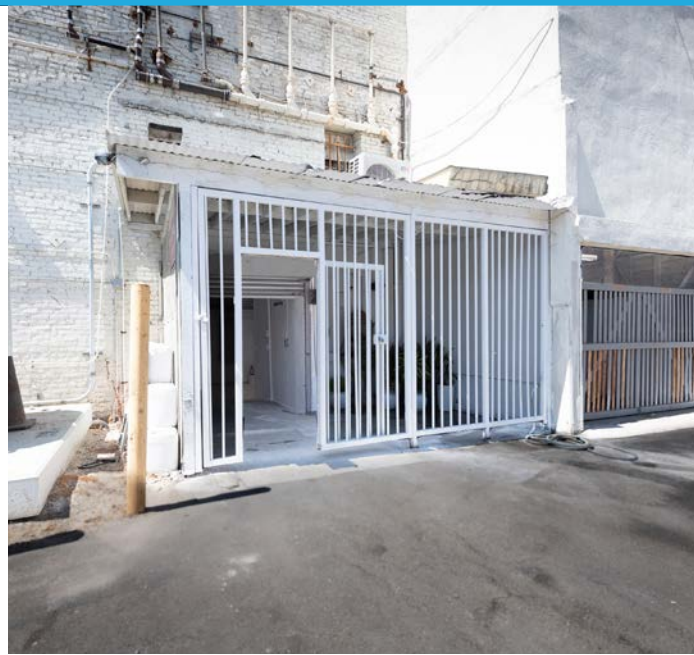


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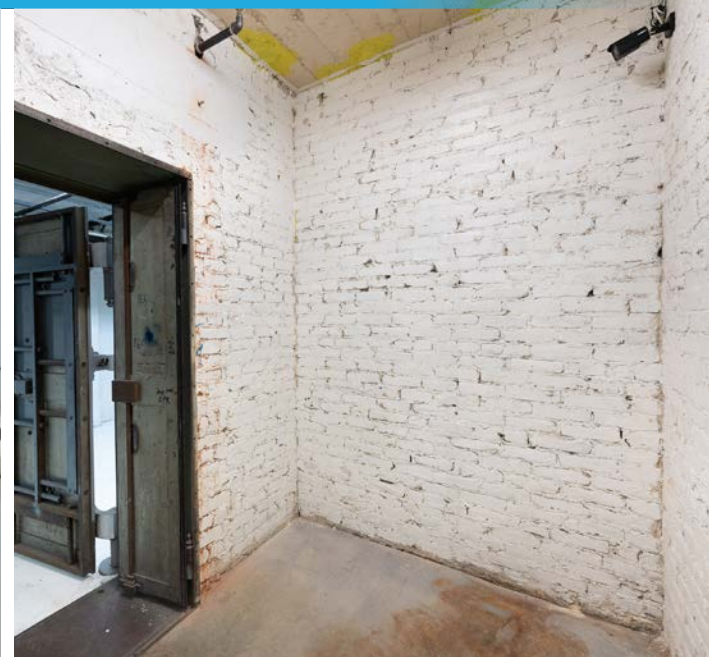
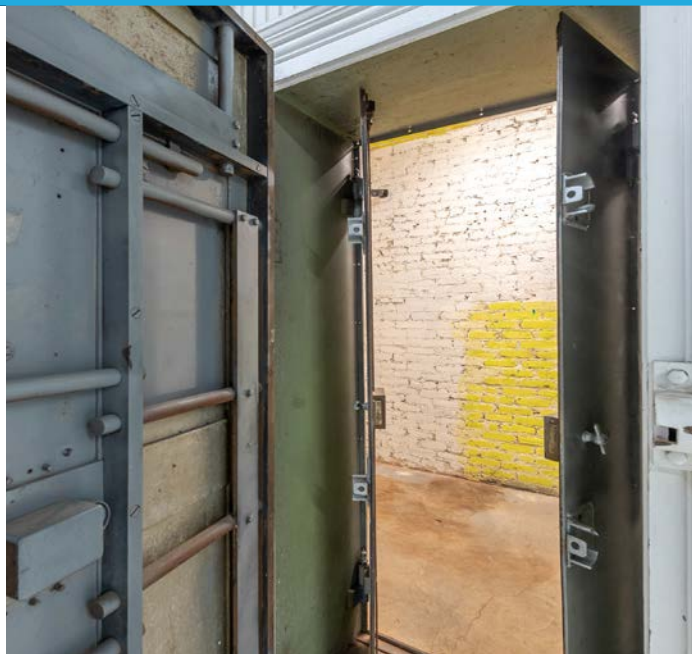


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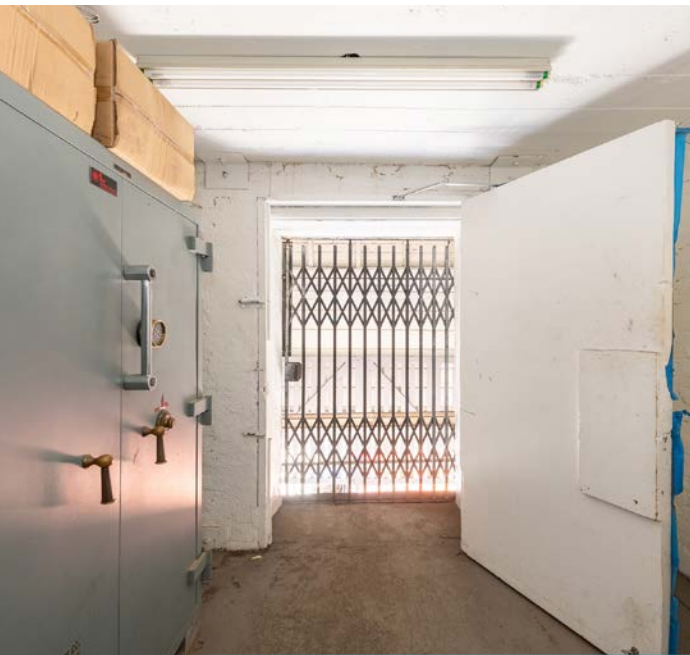


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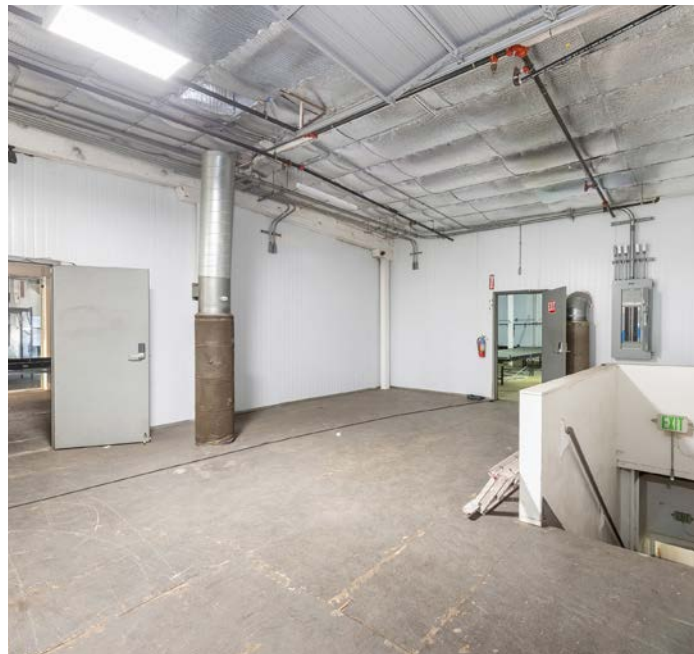
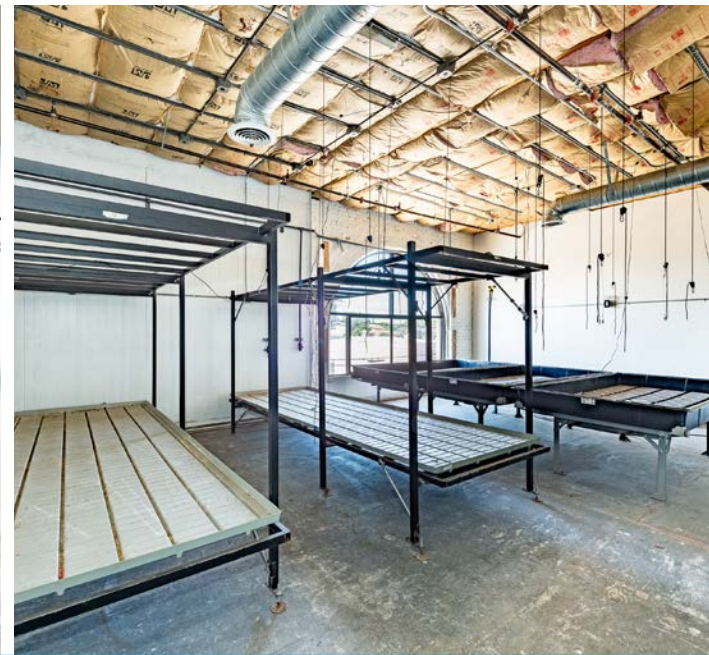
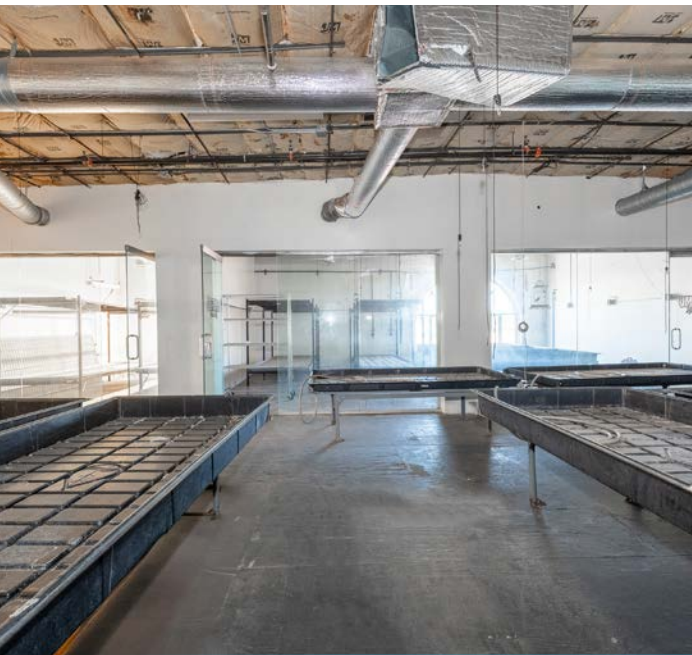
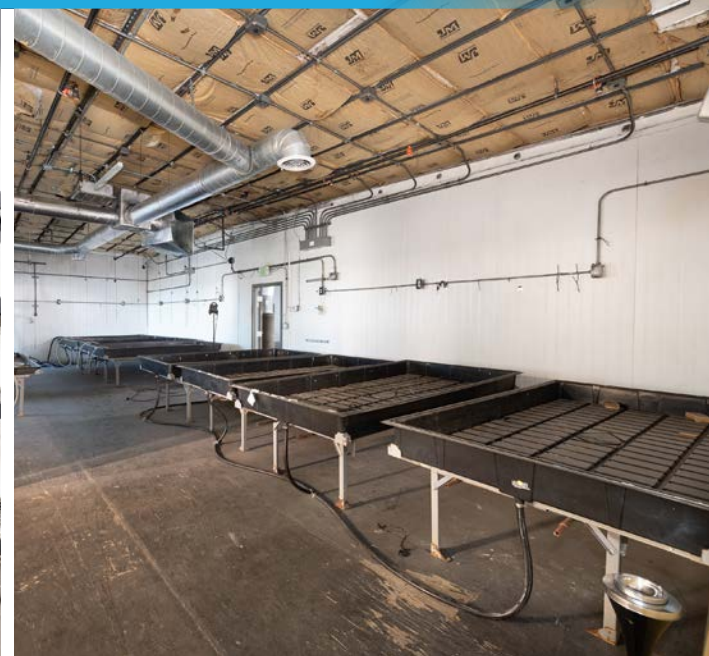
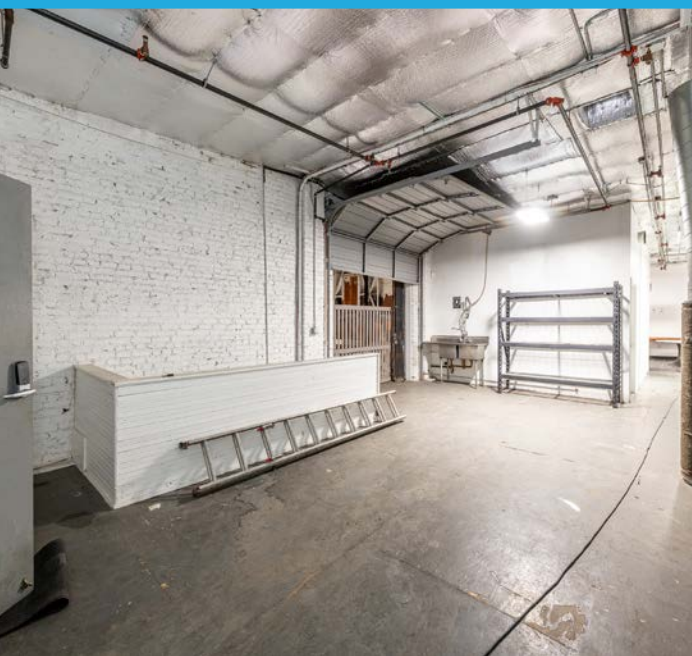
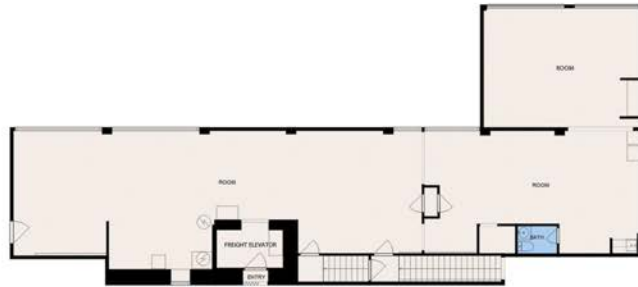


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FLOOR PLANS



FLOOR 2

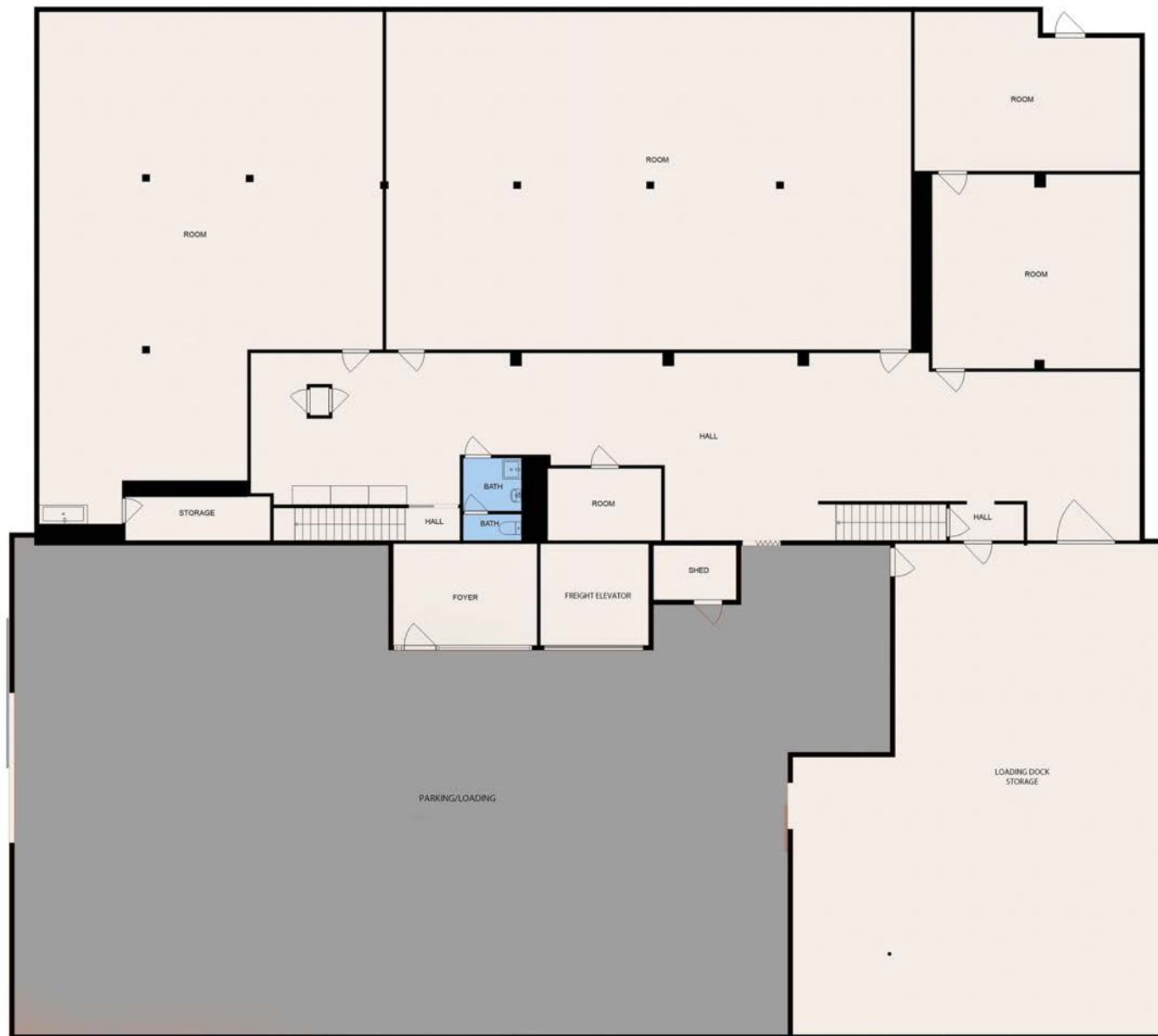


FLOOR 3

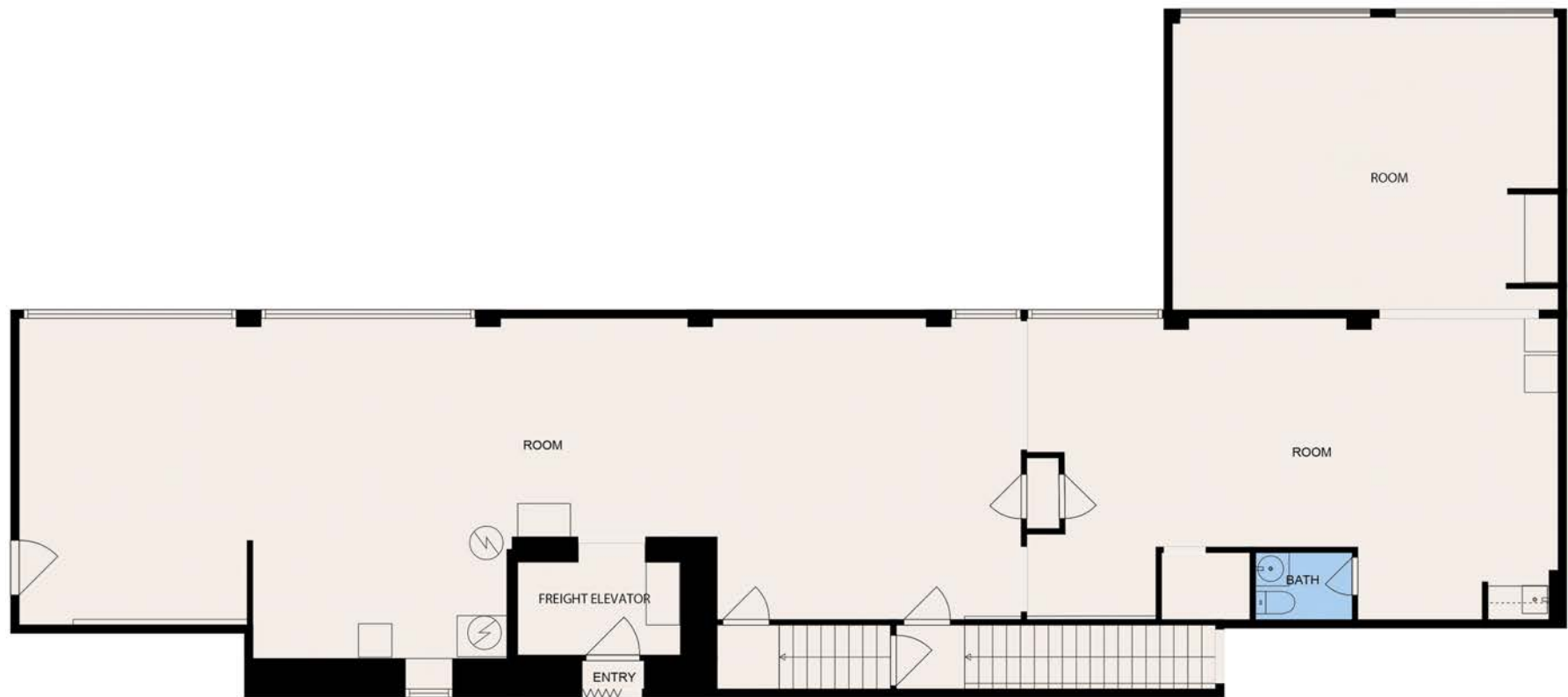


FLOOR 1

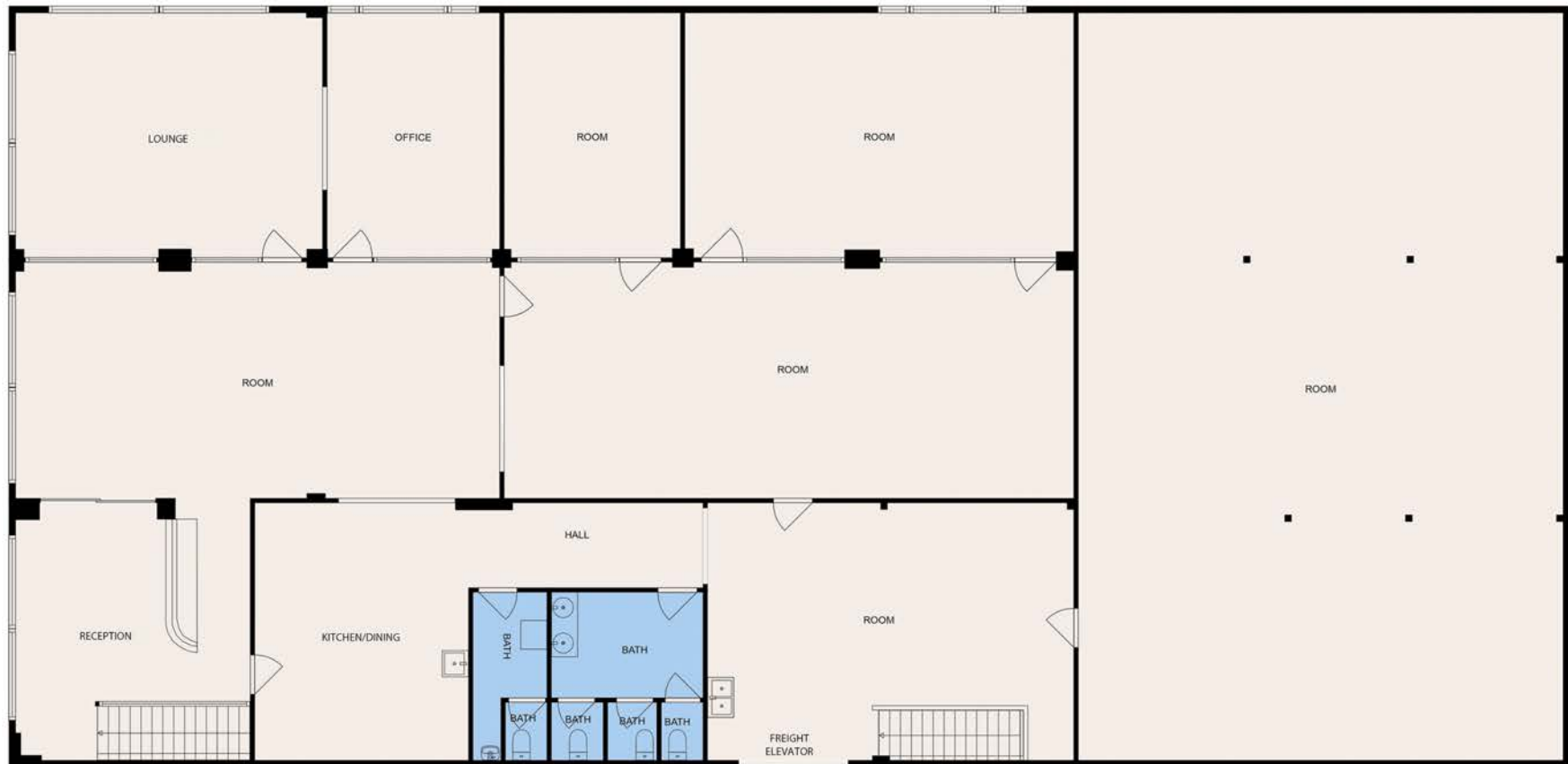
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