



## Historic South – Central Industrial

### Turnkey Advantages

- Creative improvements already in place, reducing downtime and front-end capital expenditures for a new owner-user.
- Delivered vacant, allowing for immediate occupancy, customization, and branding control.
- Existing mezzanine office and studio-style build-out support a faster move-in for creative, production, and hybrid industrial users.
- Authentic character finishes set the building apart from standard warehouse inventory.
- Functional loading, parking, and power preserve industrial usability while supporting image-driven occupancy.

### Value Compared to Market Options

At \$5,395,000, or approximately \$347 per square foot, 170 E. Jefferson is priced within the active Central Los Angeles industrial market while offering a more design-forward, turnkey presentation than many basic warehouse alternatives. The offering sits above lower-priced commodity industrial listings and sales in the high-\$200s/SF to low-\$300s/SF range, yet remains in line with or below stronger, more highly valued trades and listings reaching the upper-\$300s/SF to \$400+/SF range. For buyers seeking immediate occupancy, the property offers a compelling basis relative to purchasing a standard warehouse and separately funding creative office improvements, build-out time, and leasing downtime.

### Summary

Vacant creative flex with scale, parking, and proximity to USC — priced to transact.