

FOR SALE

1100 E 11TH STREET, LOS ANGELES, CA 90021

±3,590 SF INDUSTRIAL BUILDING IN DOWNTOWN LA
ELECTRONICS DISTRICT

For more information, please contact:

Daniel Park

(213) 446-0396

Danielpark777@hotmail.com

DRE# 01227056

PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

Park Industrial Realty
800 McGarry St, 5th Floor
Los Angeles, CA 90021
Corporation DRE# 01983713

Executive Summary

1100 E 11th Street offers a rare opportunity to acquire a **freestanding industrial building in the heart of Downtown Los Angeles' thriving Electronics District**, surrounded by a strong concentration of **car stereo, automotive electronics, and automobile window-tinting businesses**.

The property consists of approximately **3,590 square feet of building area on 4,390 square feet of land** and features an efficient **clear-span warehouse with no interior columns**, approximately **800 square feet of office space**, **two ground-level loading doors**, and **200 amps of 3-phase power**.

A **rear yard with parking for approximately four vehicles** adds valuable functionality for an owner-user, particularly for automotive and electronics-related operations.

With its freestanding configuration, flexible warehouse layout, loading capabilities, rear parking, and strategic location within an established specialty business district, **1100 E 11th Street is ideally suited for an owner-user, automotive-related business, electronics operator, warehouse user, or investor seeking a highly functional Downtown Los Angeles industrial property**.

Property Details

Building SF:	3,590 SF	Land SF:	4,390 SF
Office SF:	800 SF	# Office:	2
Construction:	Concrete Block	Year Built:	1969
Min Clear Height:	12'		
Loading:	2 Ground Level Doors (12'X10', 13'X13')		
Power:	200 Amps, 120-240 Volts, 3 Phase, 3 Wire		
# Parking:	4		
Zoning:	[LF1-WH1-6][I1-N]		
APN:	5132-014-037		
Sale Price:	\$1,200,000 (\$334.26/SF)		

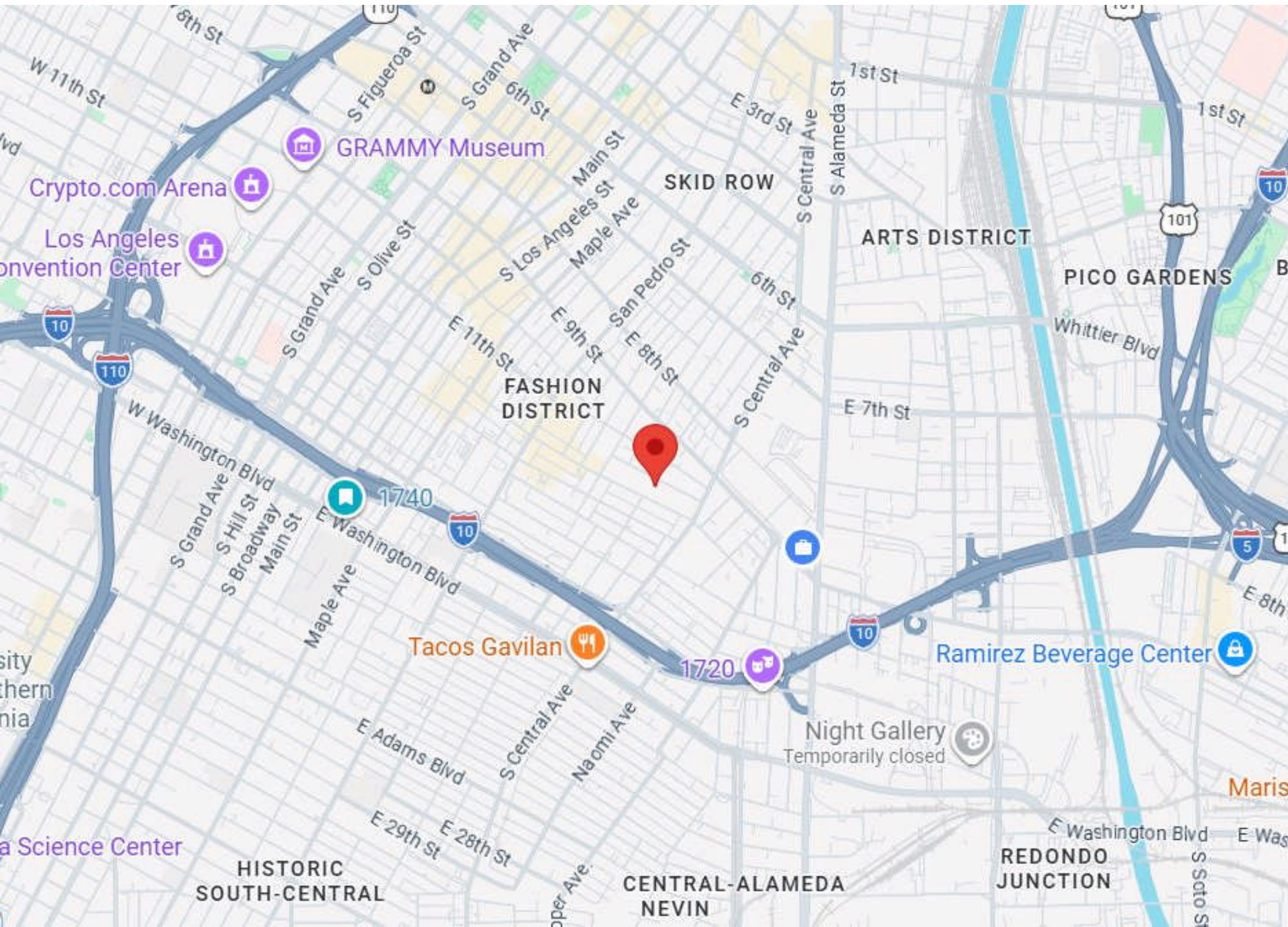
All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Buyer/Lessee must verify all information.

Property Highlights

- Located in the **booming Downtown LA Electronics District**, surrounded by a strong concentration of **car stereo, automotive electronics, and automobile window-tinting businesses**
- **Clear-span warehouse with no interior columns**, providing an efficient and flexible layout for storage, installation, production, or showroom-related uses
- **Two ground-level loading doors** measuring approximately **12' x 10' and 13' x 13'**
- **Rear yard parking for approximately 4 vehicles**
- **200 amps, 120–240 volts, 3-phase power**
- **Concrete block construction**
- Excellent opportunity for an **owner-user, automotive-related business, electronics operator, warehouse user, or investor** seeking a well-located freestanding property in Downtown Los Angeles

5132	14 SHEET	P.A. 5148-31 & 32	TRA 15117	REVISED 1-4-65 691202406	710805602 730328220 740111305	851217410-86 91021204005001-23 1998110910002001-23	20030113 20100112 20100708	2013050102002001-23	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
------	-------------	----------------------	--------------	--------------------------------	-------------------------------------	--	----------------------------------	---------------------	-----------	---





FOR SALE | ±3,590 SF INDUSTRIAL BUILDING

1100 E 11TH ST



FOR SALE | ±3,590 SF INDUSTRIAL BUILDING

1100 E 11TH ST



FOR SALE | ±3,590 SF INDUSTRIAL BUILDING

1100 E 11TH ST



FOR SALE | ±3,590 SF INDUSTRIAL BUILDING

1100 E 11TH ST





FOR SALE | ±3,590 SF INDUSTRIAL BUILDING

1100 E 11TH ST

