

SIGNIFICANT PRICE REDUCTION

149

W. 31ST STREET

LOS ANGELES | CA



± 5,740 SF INDUSTRIAL BUILDING FOR SALE

FOR MORE INFORMATION, PLEASE CONTACT:

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DAUM
COMMERCIAL REAL ESTATE SERVICES

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About the Property

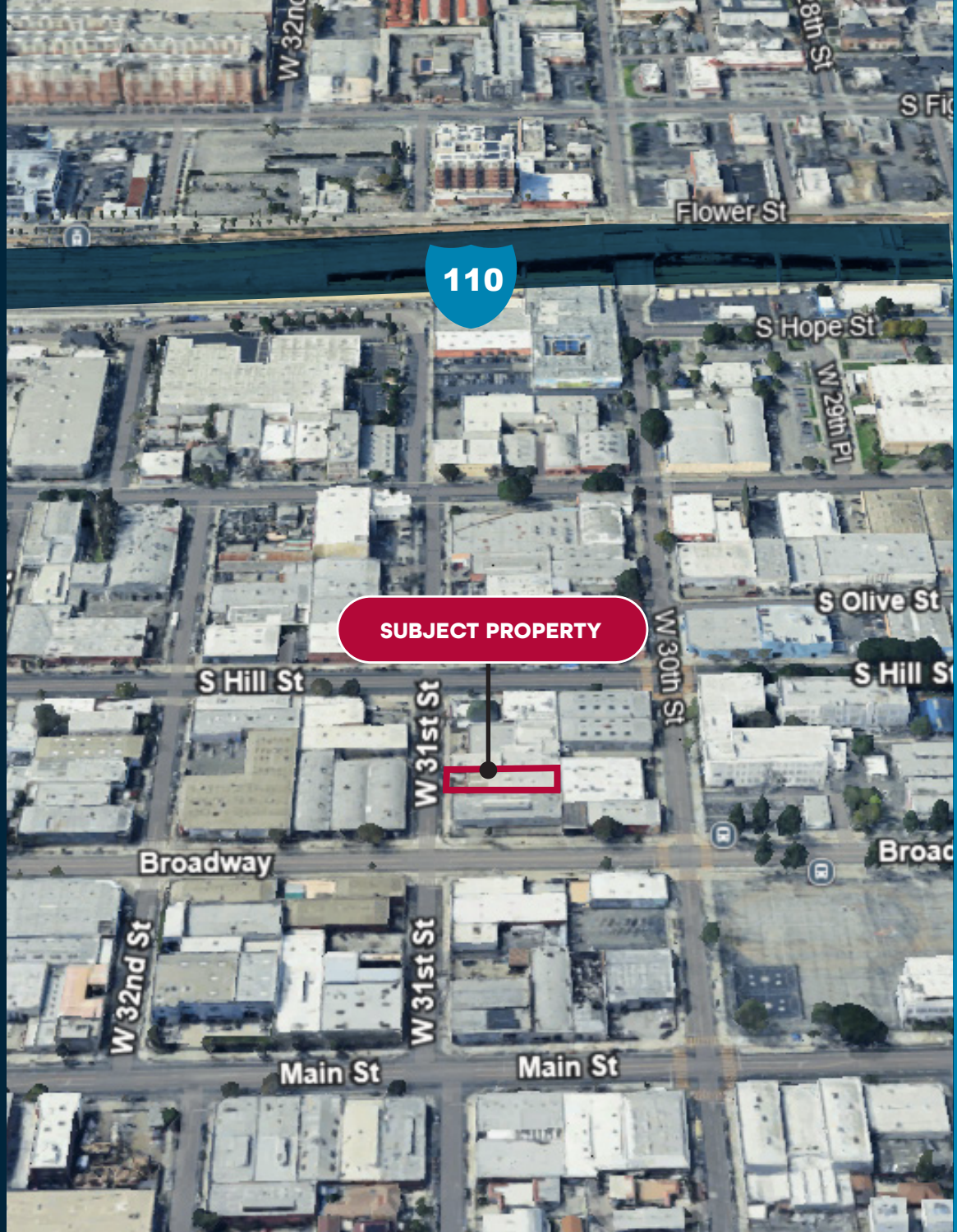
- Building Size: 5,740 SF
- Lot Size: 0.17 AC / 7,500 SF
- Sale Price: \$1,075,000 (\$187.28/SF)
- Zoning: M1

Building Specifications

- Construction Type: Masonry
- Clear Height: 11'
- Office Space: 520 SF (1 Office)
- Restrooms: 2

Additional Details

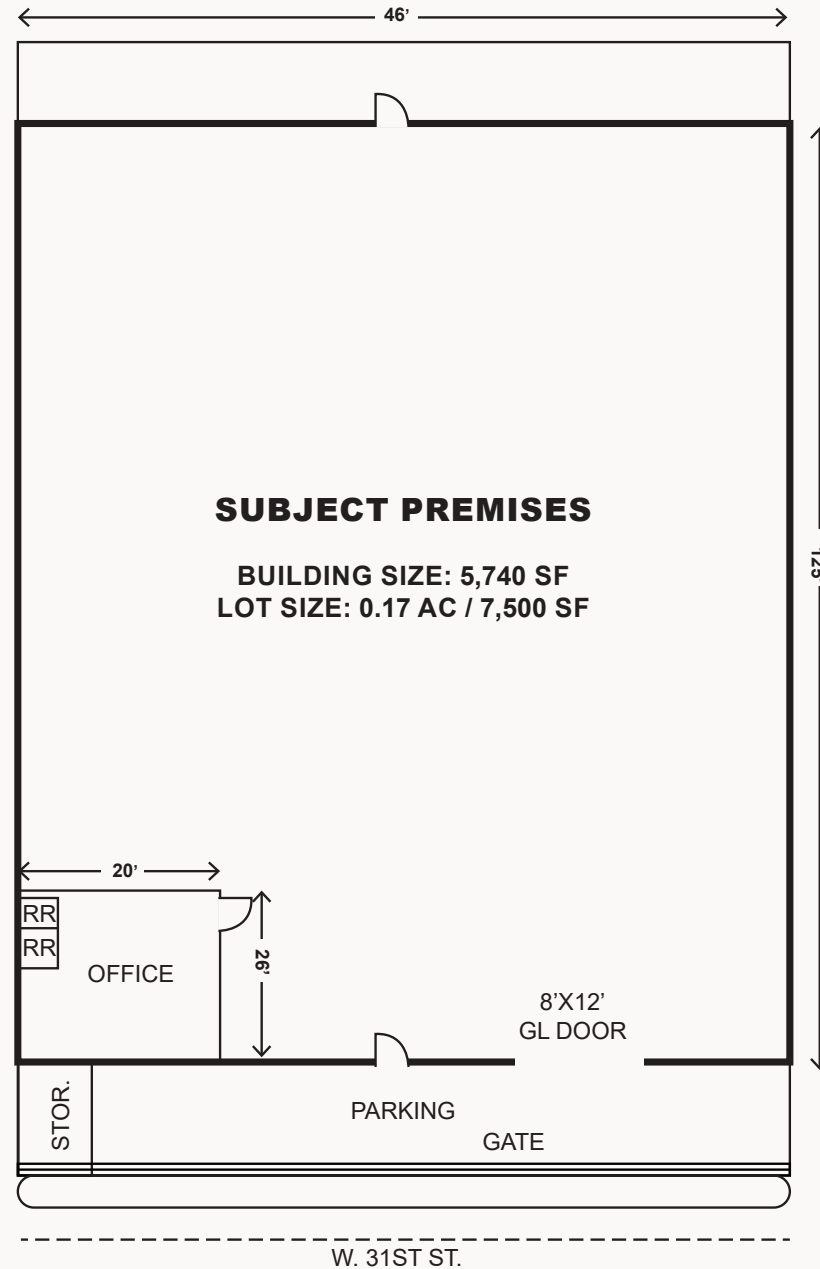
- Ground-Level Doors: One
- Power: 400A / 240V / 3-Phase / 4-Wire
- Parking: 3 Spaces (0.5:1 Ratio)
- Yard: Fenced/Paved



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NOT TO SCALE*



FLOOR PLAN

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Highlights



**Ideal Opportunity for
Owner-User**



**Excellent Natural Light
Brick Building / Clear Span**



**Adjacent to 10 & 110 Freeways
Easy DTLA Access**



**Near USC, Banc of CA Stadium,
Expo Park Coliseum**

LOCATION

LOCATION HIGHLIGHTS



Located in an Opportunity Zone



OPPORTUNITY ZONE

BENEFITS

- Deferral of capital gains on federal tax through a qualified opportunity fund
- Step-up in basis (up to 15%) depending on holding period
- Allows for real estate as well as securities and partnership interest to be invested in opportunity zones via opportunity funds
- No capital gains tax on the opportunity zone investment funds held for at least 10 years map by cartifact*

COMMUTER RAIL



Union Station Commuter Rail
2 min | 1.2 mi

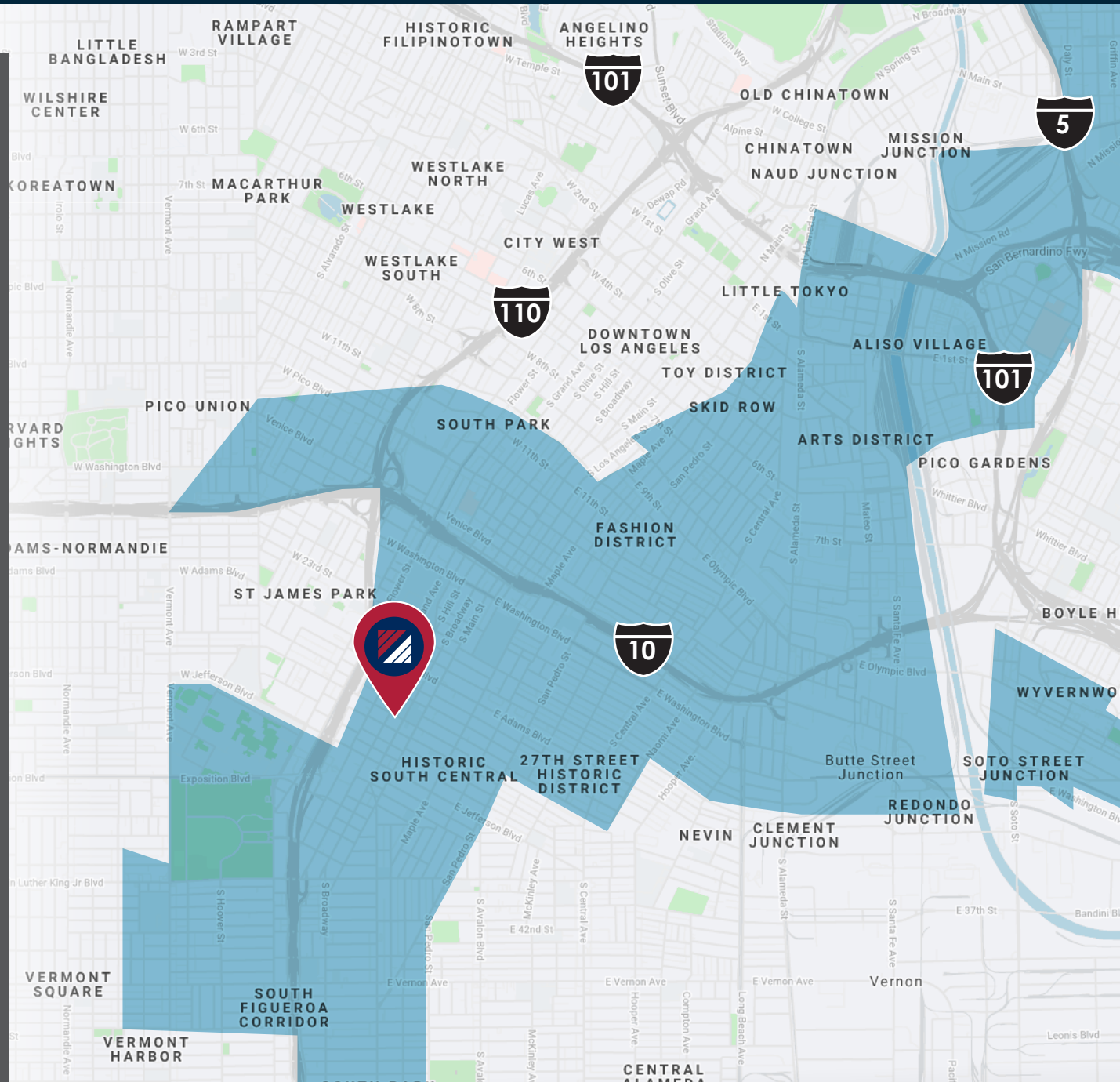
Cal State LA Commuter Rail
(San Bernardino Line)
8 min | 5.8 mi

AIRPORT



LAX
25 min | 15.2 mi

Bob Hope Airport
26 min | 18.5 mi





AMENITIES MAP

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