

# INDUSTRIAL PROPERTY FOR SALE

## DTLA Manufacturing/Warehouse Space

7,650± SF BUILDING

9,500± SF OF LAND



1120 E 14TH PLACE, LOS ANGELES, CA 90021

### PROPERTY HIGHLIGHTS

- Manufacturing/warehouse facility
- Multi-use capability!
- Property currently being completely refurbished to “like new” condition
- 16' ceiling height — Ground level loading door
- 3 small offices and 3 restrooms
- Includes secure, gated parking lot for 8± vehicles
- 194.58' frontage on 14th Place and 48.67' on Essex St
- Located one block west of Central Avenue and two blocks north of the Santa Monica (I-10) Freeway
- Asking price: \$2,500,000 (\$326.80 per SF)

For More Information, Please Contact

**SION KHAKSHOUR**

**213.210.7492**

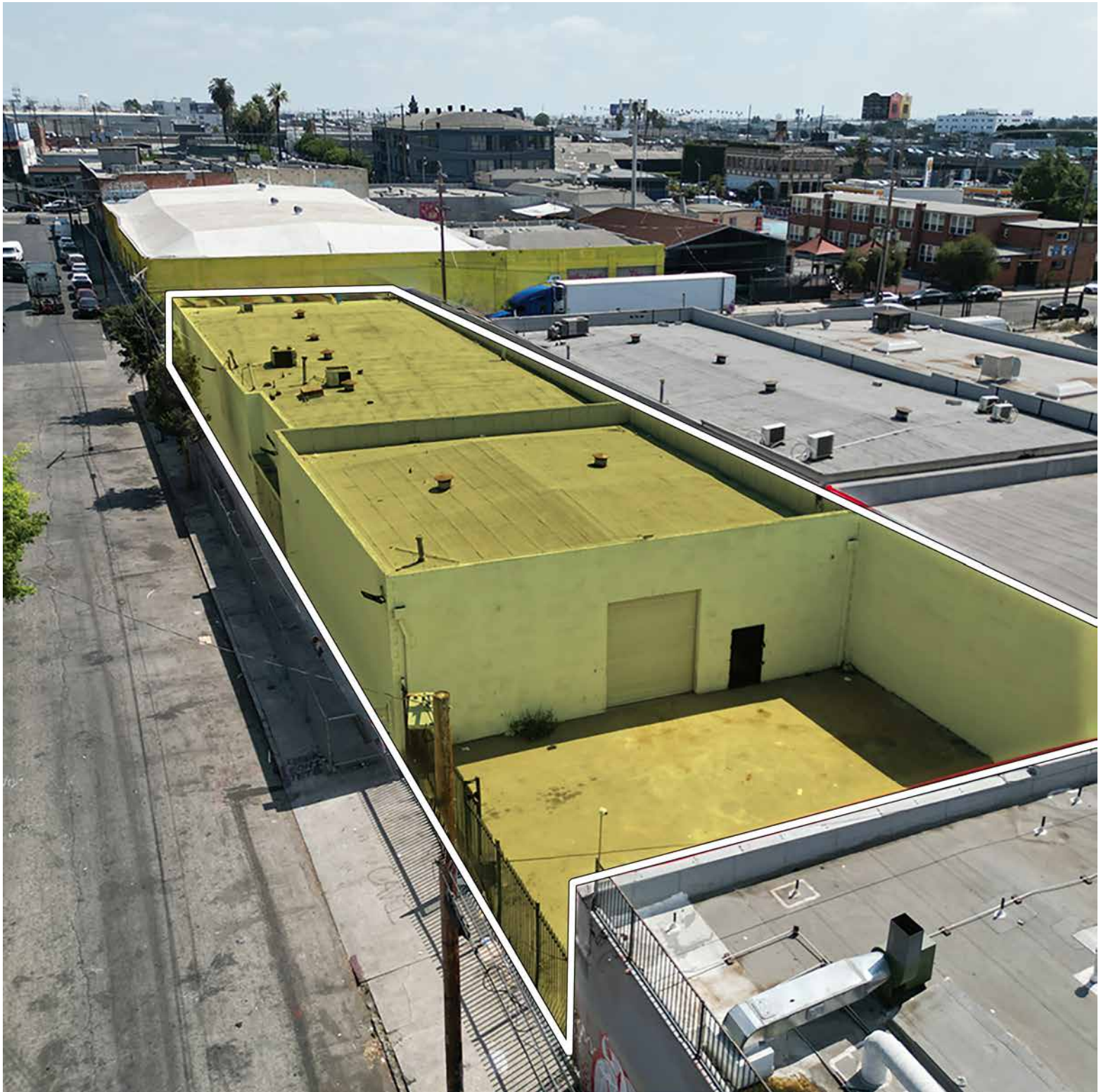
sion@majorproperties.com

DRE LIC. # 00697373

Building Area.....7,650± SF  
Land Area.....9,500± SF  
Zone ..... [LF1-WH1-6] [I1-N]  
Year Built ..... 1968  
Construction ..... Concrete Block  
Ceiling Height..... 16'  
Restrooms ..... 3  
Parking ..... 8± Surface Spaces  
Ground Level Loading Doors .. 1: 10x13  
Power ..... 600A/480V/3-Phase  
APN ..... 5132-024-035  
Opportunity Zone..... Yes

The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

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Property Currently Being Completely Refurbished



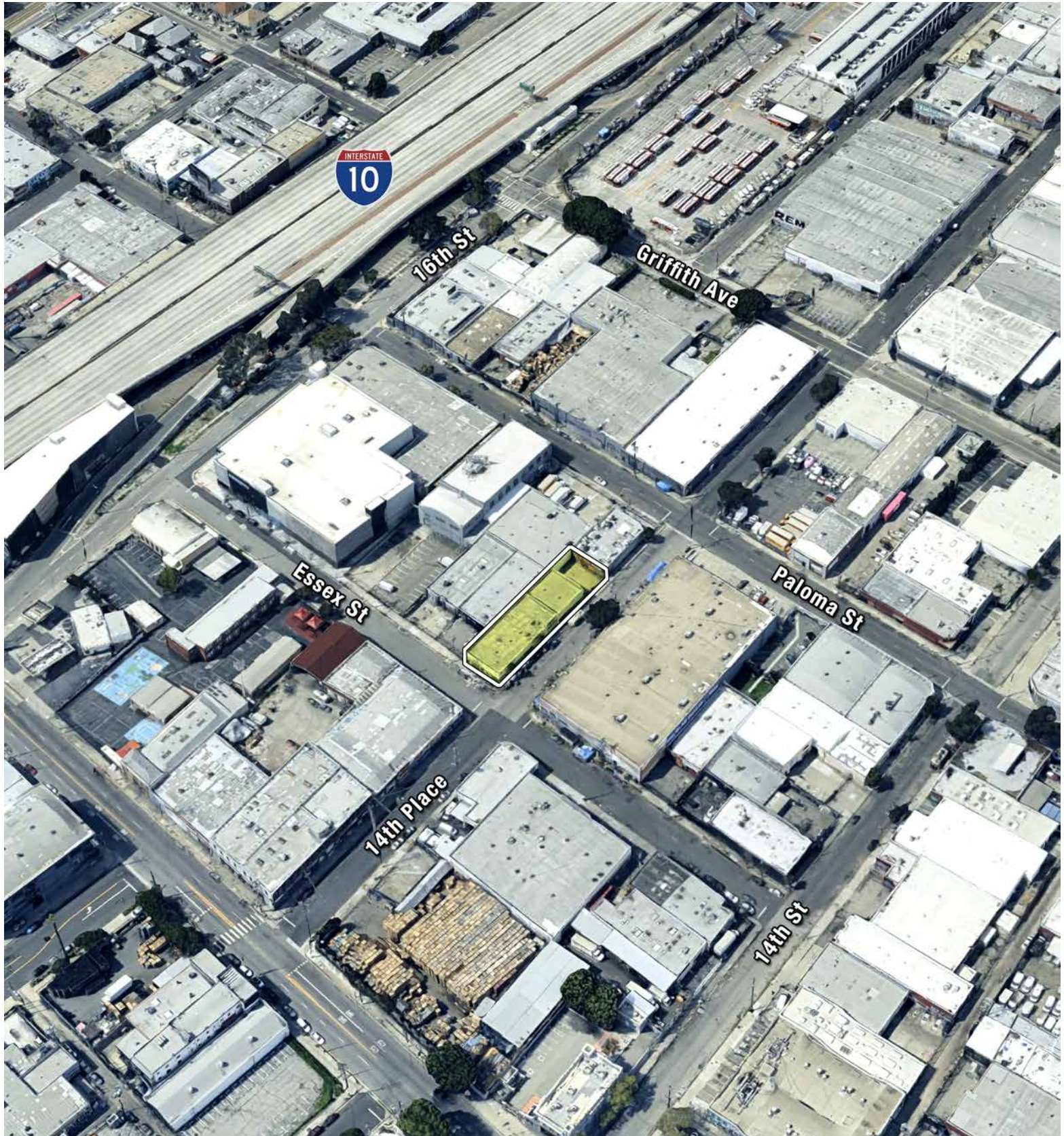
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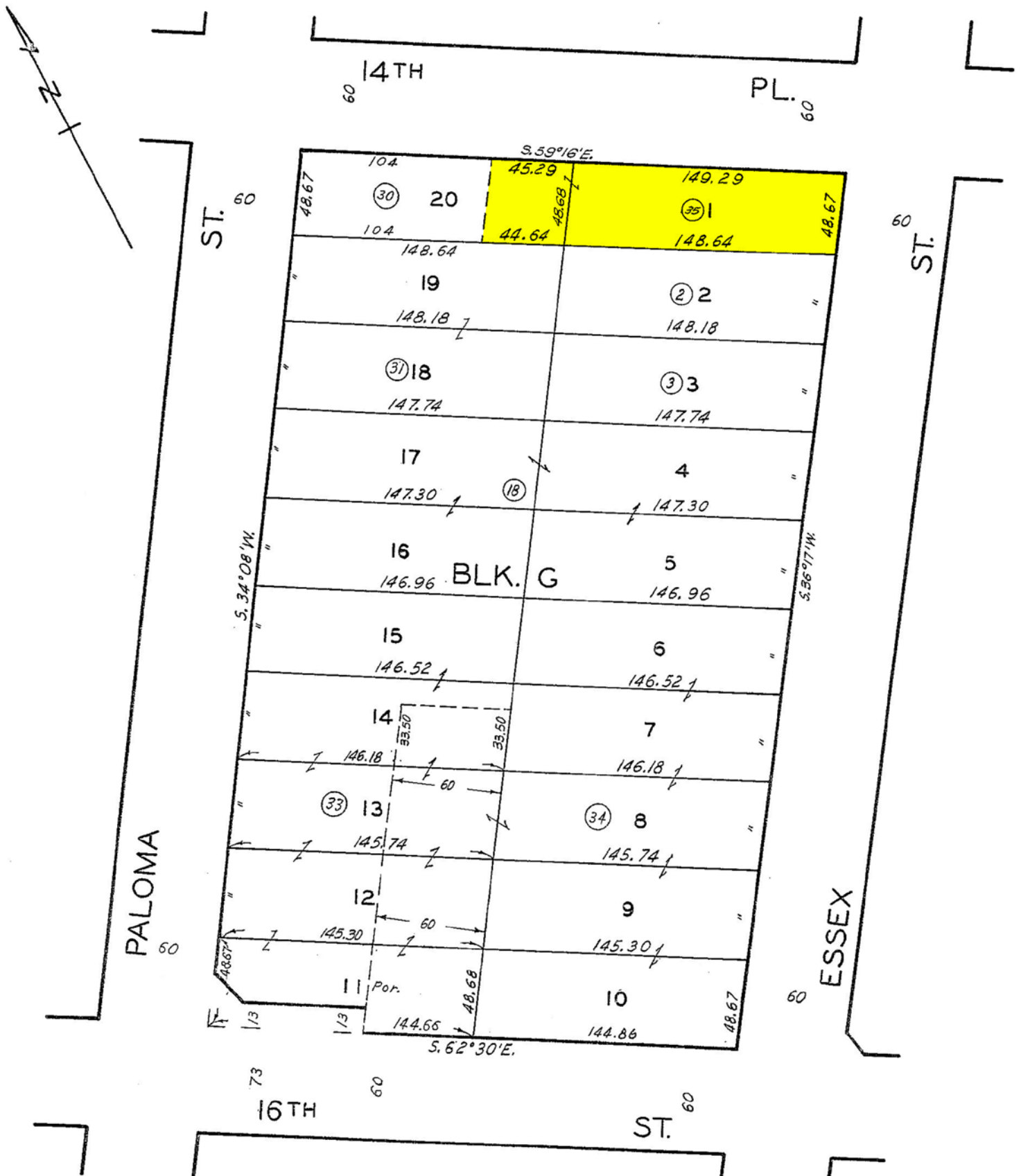


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