

# 44,534SF M2-ZONED WAREHOUSE ...

2200 E 89th St, Los Angeles, CA 90002

Presented By:  
SoCal Industrial Equities



# 44,534SF M2-ZONED WAREHOUSE 1.72AC YARD

2200 E 89th St, Los Angeles, CA 90002

## Property Details

**Price: \$5,795,000**

- 44,534SF WAREHOUSE BUILDING ON 1.72AC W/ 10 DOCK HIGHS, MULTIPLE GL DOORS AND HEAVY POWER ZONED LA COUNTY M2 INDUSTRIAL
- Masorny building with updated ADA bathrooms easliy subdivided into multiple tenancies. Clean phase 1.
- Heavy power of 4,000 amps of 480/277 volt triple phase power, 10 dock high loading platforms & 2 drive in ground level doors
- Large 1.72AC paved and fully fenced parcel with multiple rolling entry gates - great for outside storage, contractor's yard or other industrial use
- Great central unincorporated LA location 1 block off Alameda Street between the 10, 105 and 110 Freeways
- Hard to find large M2 heavy industrial property with large yard in heart of LA County

View the full listing here: <https://www.loopnet.com/Listing/2200-E-89th-St-Los-Angeles-CA/38948455/>

Price:	\$5,795,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Owner User
Lot Size:	1.72 AC
Gross Building Area:	44,534 SF
Rentable Building Area	44,534 SF
:	
No. Stories:	1
Year Built:	1949
Tenancy:	Single
Parking Ratio:	0.43/1,000 SF
Clear Ceiling Height:	16 FT
No. Dock-High Doors/Loading	10
:	
No. Drive In / Grade-Level Doors	2
:	

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## Location



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## Property Photos



Building Photo



Primary Photo

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## Property Photos



Building Photo

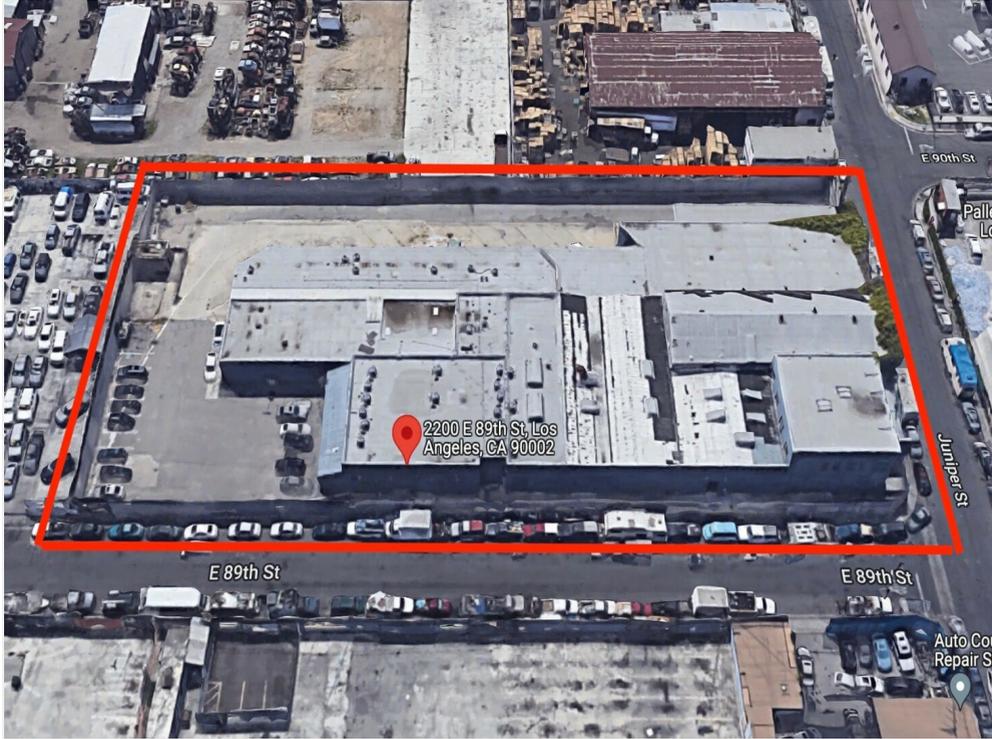


Building Photo

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Building Photo



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## Property Photos



Interior Photo



Interior Photo

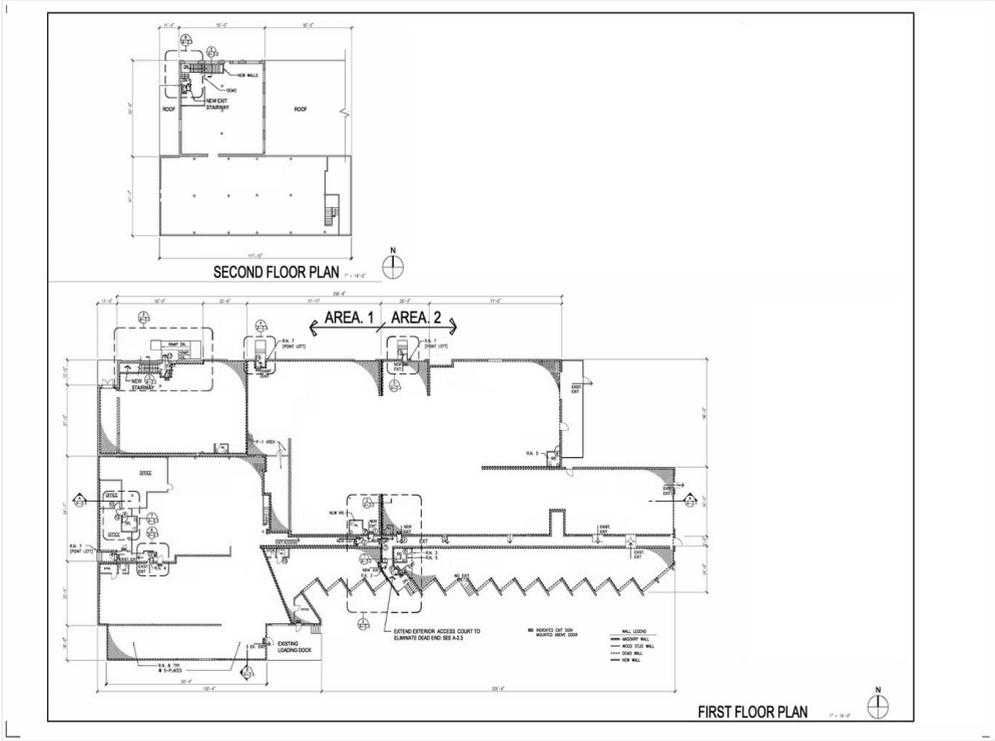
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Interior Photo

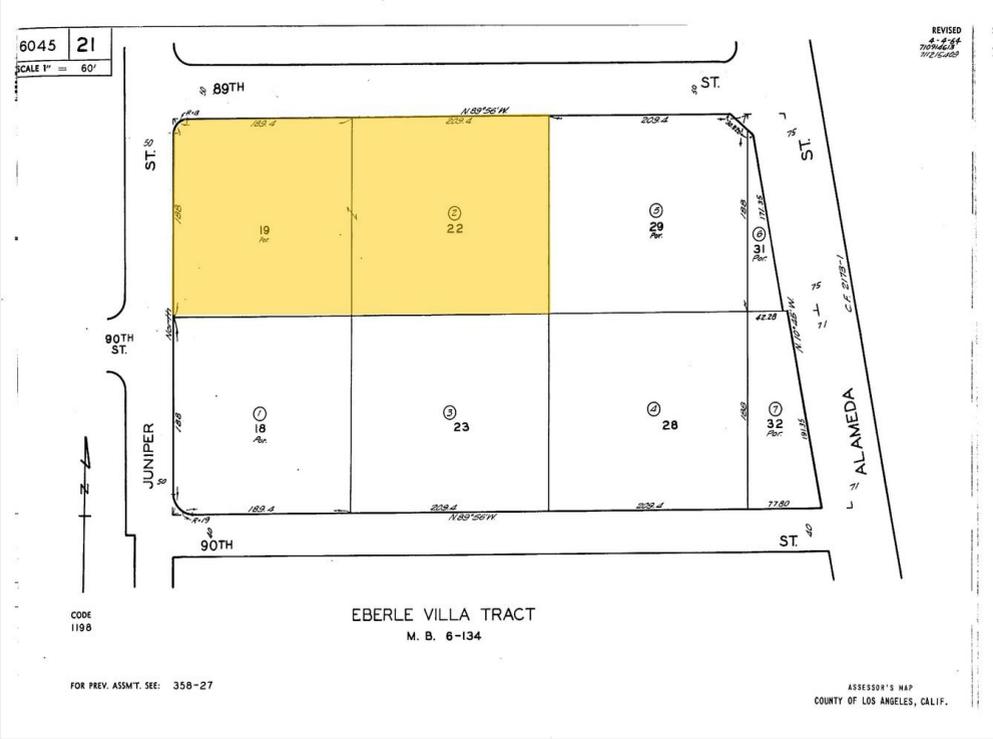


Floorplan - 2200 E 89 St Los Angeles

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Plat Map

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