



Union Pacific Rail Yard

DTLA



Keck School of Medicine of USC

Sichel Street

FOR SALE / LEASE

1773 SICHEL ST.

Los Angeles, CA 90031

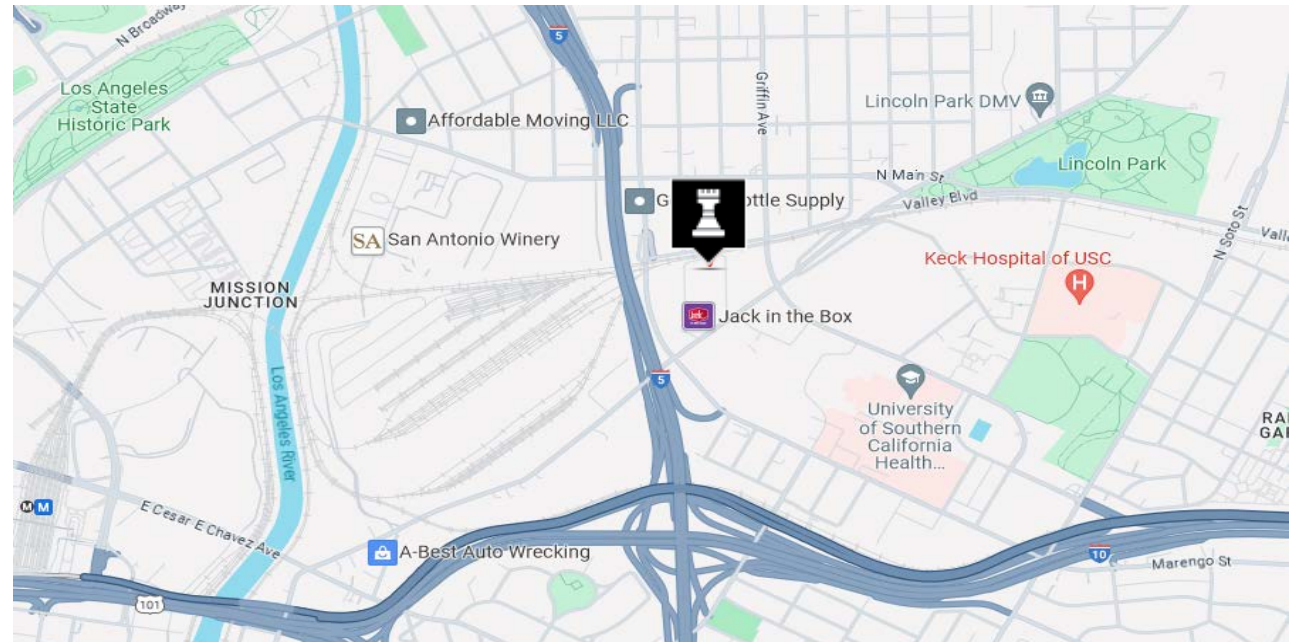
RTI LAND / BTS SALE OR LEASE



MARK ZAKARIAN, CCIM | E: mzakarian@theblackmargroup.com | C: 818.468.1377 | DRE #01992638



Warehouse image prior to fire damage



OFFERING SUMMARY

RTI Land Sale Price:	\$110 PSF on land ~\$2,587,000
BTS Sale Price:	Negotiable
BTS Lease Rate:	Negotiable
Building Size:	18,260 SF
Lot Size:	23,522 SF
Parking Spaces:	30
Ceiling Height:	14-24'
Loading Door:	2 DH, 1GL
Office:	9,400 SF
Power:	600 Amps
APN(S)	5210-007-035;036

PROPERTY USES

- Contractors yard
- Warehouse or R&D build to suit opportunity for an owner / user.

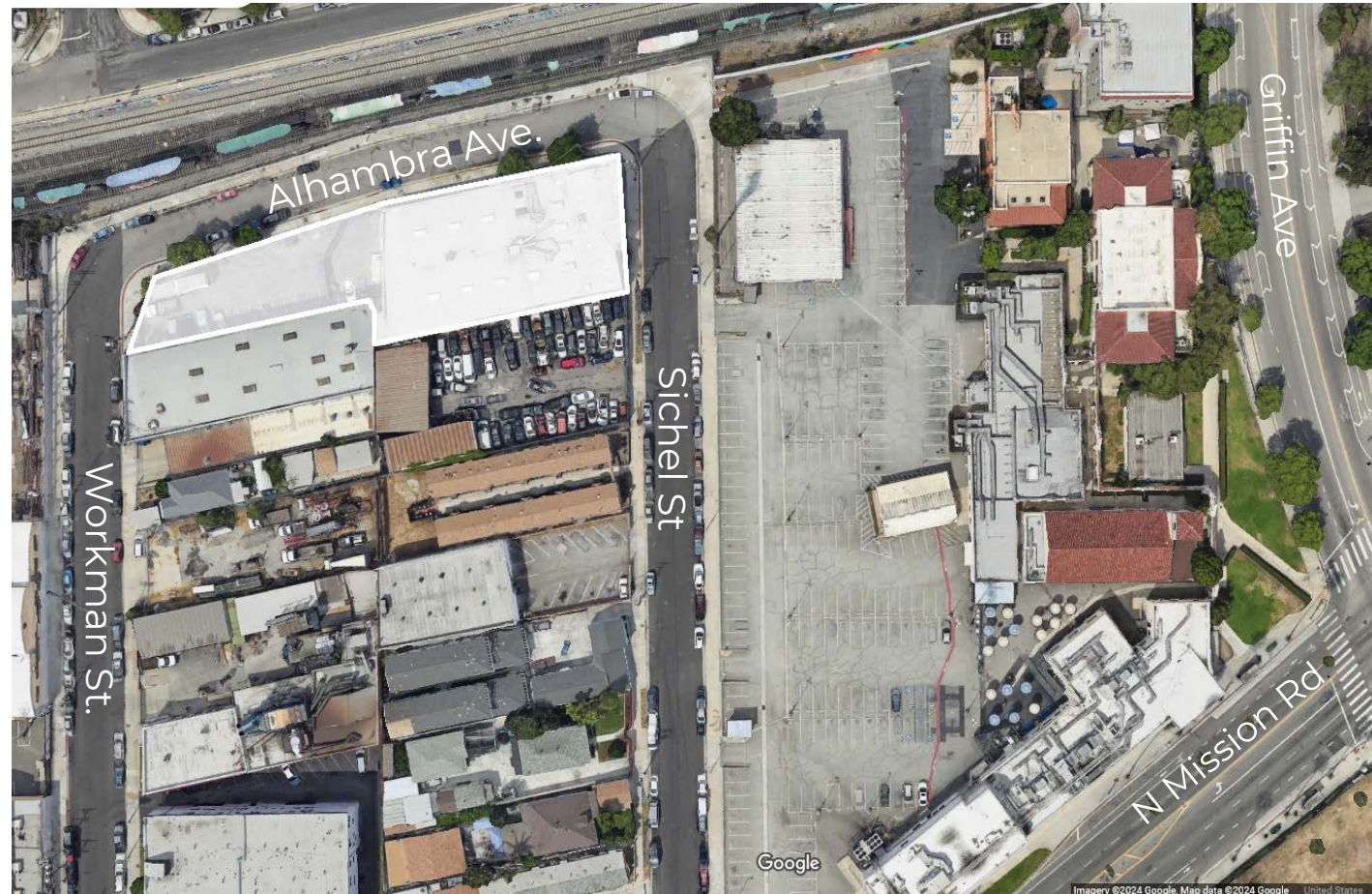
POSSIBLE DEAL STRUCTURES

- Can be sold-as is or as RTI land / Open to a build to suit
- RTI Plans to reconstruct exact replica of the former fire damaged building.
- Ownership open to creative deal structures /financing.
- Plans provided upon request.

LOCATION OVERVIEW

Located within 1 mile of Keck Hospital of USC. Close proximity to 110 freeway.

PROPERTY DESCRIPTION



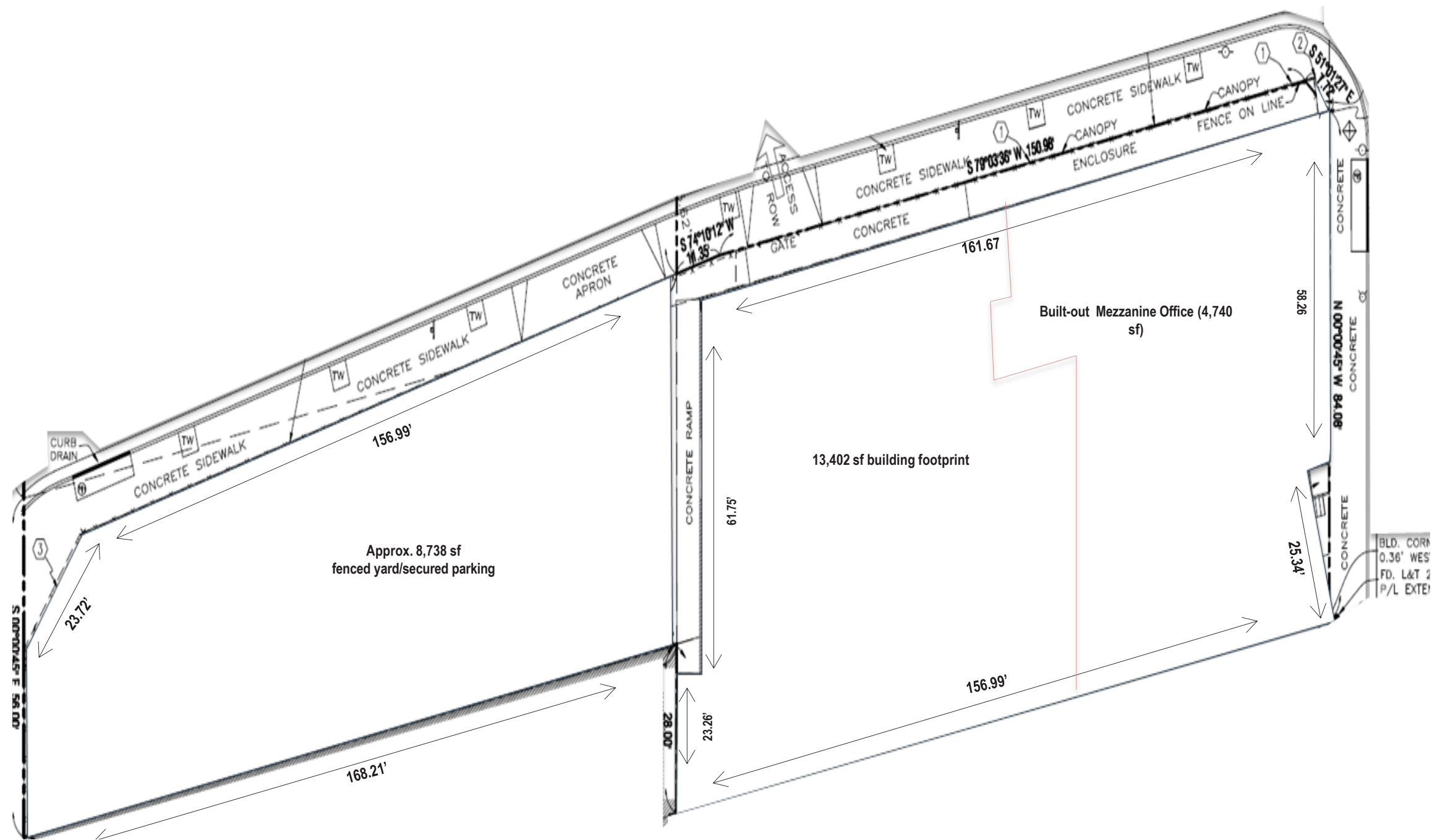
RTI PLAN DETAILS

(delivered at closing)

- 18,260 SF Building
 - 8,740 SF Warehouse
 - 4,760 SF Office + 4760 SF Mezzanine office
- Beautiful bow-truss ceilings with exposed brick.
- Abundant natural light with 12 skylights
- Easy loading access with DH loading platform
- 600 amps of 3 phase power.

LOCATION DESCRIPTION

- Located within 1 mile of USC Village. Close proximity to 110 freeway. Within 1.5 miles of LA Live and a 10 min drive to LA arts district.



Keck Medical
Center of USC



N Mission Road

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