

**FOR SALE | \$11,158,560 (\$270 / SF)**



**Freeway Visibility**

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



**1609-1611 E. 15th Street | Los Angeles, CA**

**First Time on Market in 50+ Years Rare, Fully Refurbished Industrial Building 2025**  
Building Size: ±41,328 SF | 10 Freeway Visibility | Lot Size: ±50,268 SF

**FOR MORE INFORMATION,  
PLEASE CONTACT:**

**BRYAN ABAYAN | ASSOCIATE VICE PRESIDENT**

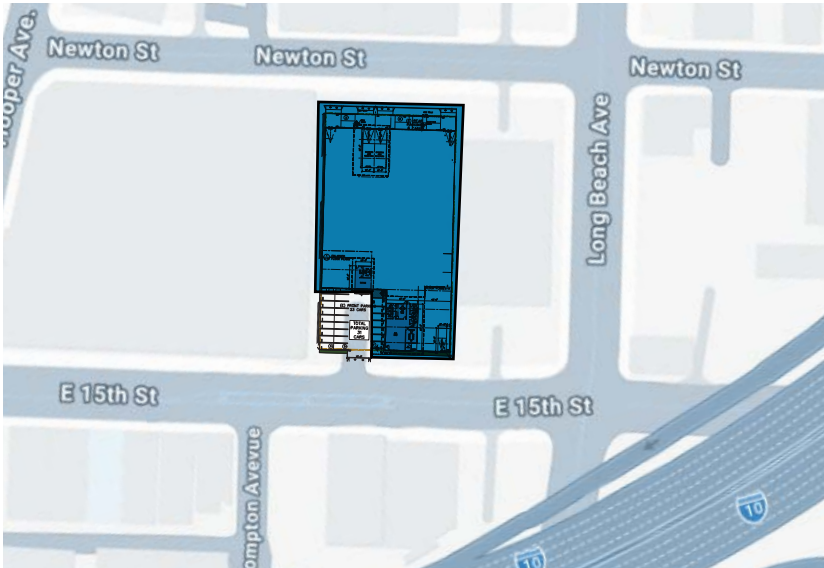
D: 310.883.8476  
BABAYAN@DAUMCRE.COM  
CADRE #02005294

**JEFF THOMPSON, REALTOR | VICE PRESIDENT**

P: 213.270.2238  
JTHOMPSON@DAUMCRE.COM  
CADRE #00833131

# Highlights

## Site Plan



## Offering Highlights



±41,328 SF Building | Available



±2,300 SF Office | New Office Buildout



±50,268 SF | Lot Size



Ample Parking | 31 Fenced, Secured Parking Stalls



Two (2) Dock High Doors + Three (3) Ground-Level Loading Doors



**2025 Refurbishments** | Rooftop HVAC Units & Ducting, Roll-Up Doors, Office Doors, Office Lighting, Restroom Finishes (Tile), Warehouse Lighting (Motion Sensor), Exterior Security Lighting (Photocell), Plumbing Fixtures & Accessories, Water Heaters, Polished Concrete Floors Throughout, and Intrusion Alarms



Heavy Power | 400 Amps, 240 Volts, 3 Phase, 3 Wire



Freeway Access | Seconds to the 10 FWY



**Pro-Business Municipality** | The City of Los Angeles Offers a Strong, Business-Supportive Environment with Access to World-Class Infrastructure, a Skilled Workforce, and One of the Largest Economies in the Nation



Prime Infill Location | Prime Access to Arts District / Garment District / Vernon

# Property Overview

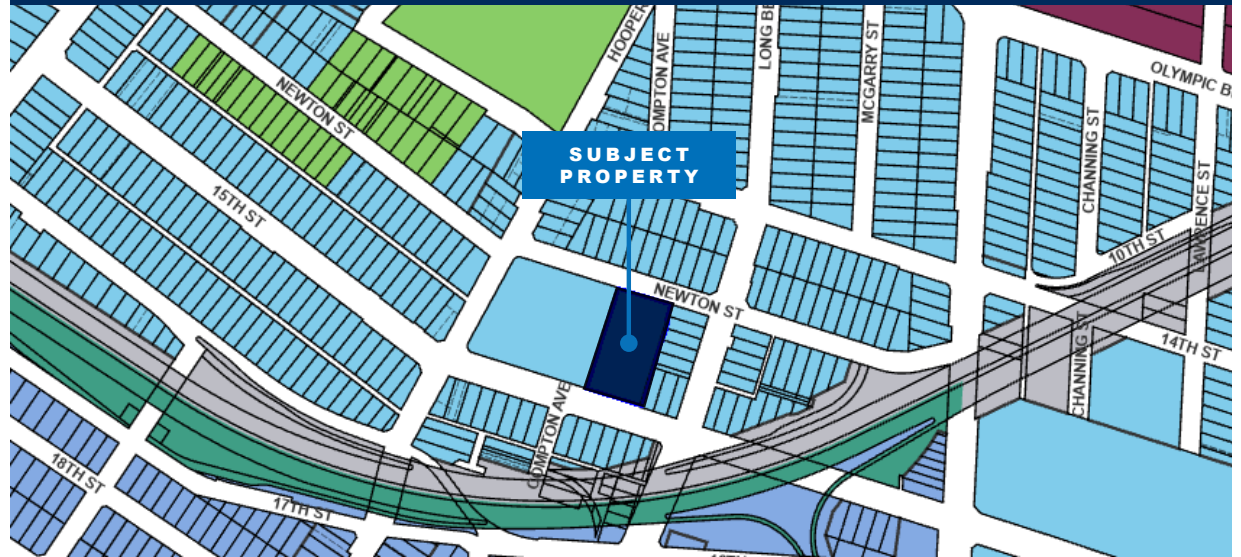
1609-1611 E. 15th Street | Los Angeles | CA

## Property Details

Year Built:	1974
Building Area:	±41,328 SF
Lot Size:	±50,268 SF
Office Size:	±2,300 SF
Loading:	2 DH, 3 GL
Ceiling Clearance:	20'
Sprinklers:	Yes
Parking Spaces:	31
APN:	5130-019-032
Zone:	M2
Construction:	Masonry



## Zoning Map



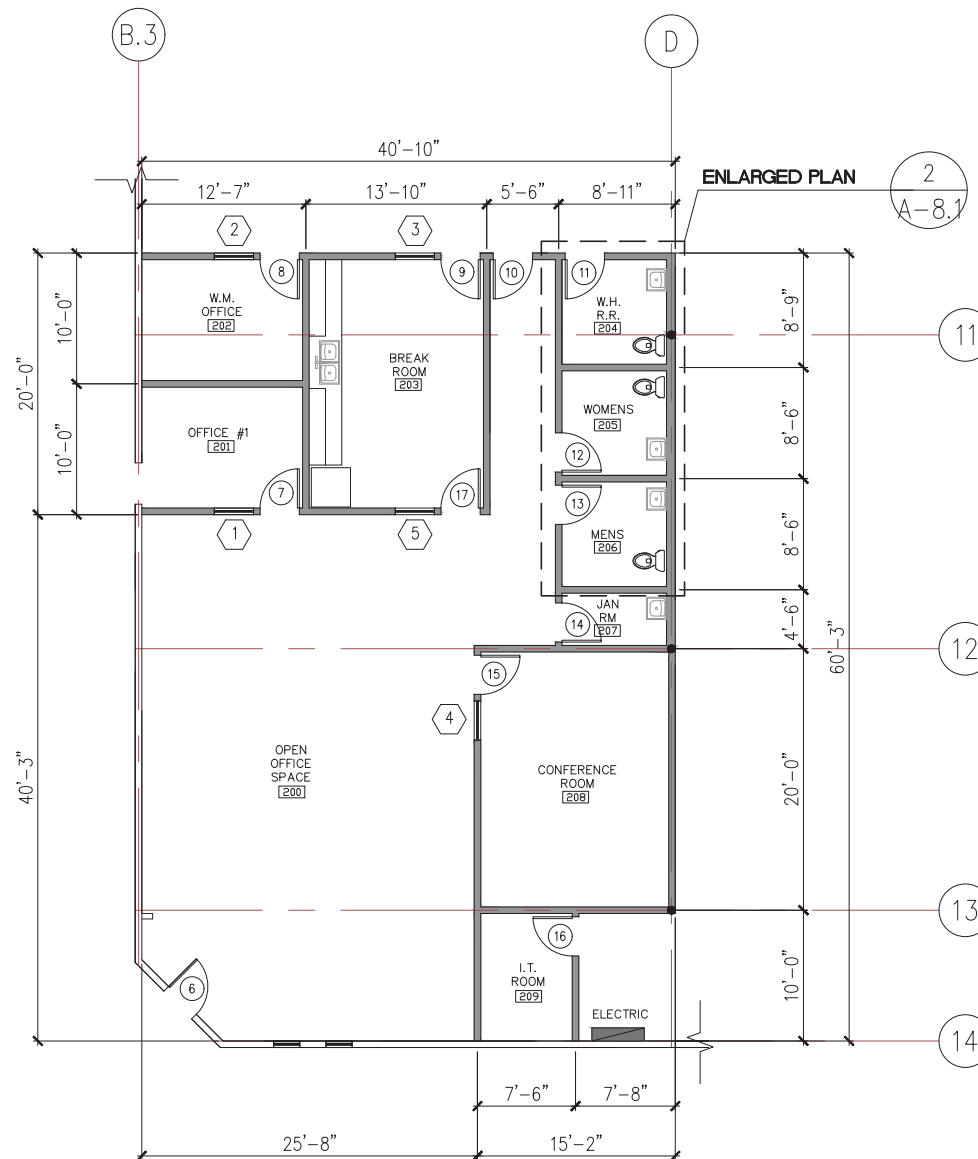
ZONING MAP LEGEND:

Subject Property

Limited Industrial



# Floor Plan



\*NOT TO SCALE

# Photos



Entrance



Offices and Restrooms

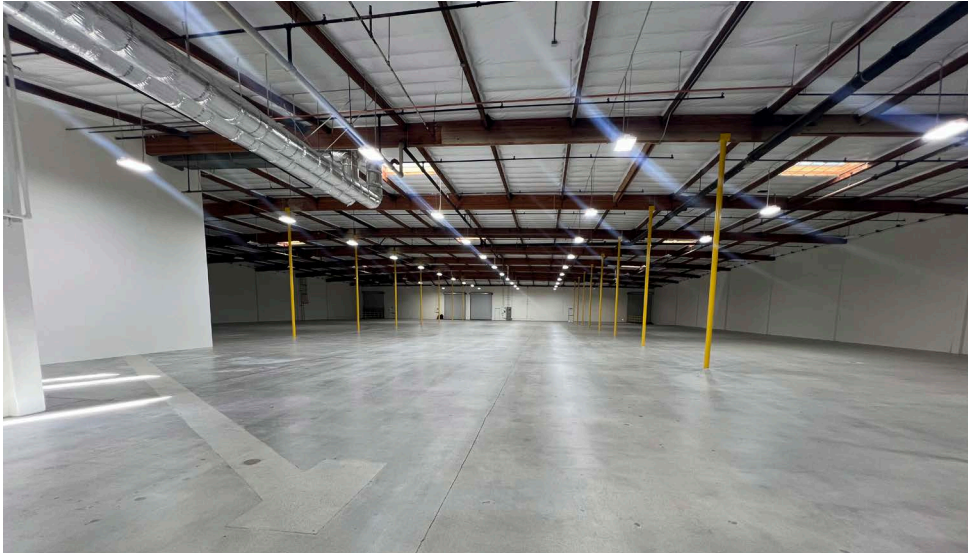


Kitchenette



Ramp, DH Loading

# Photos



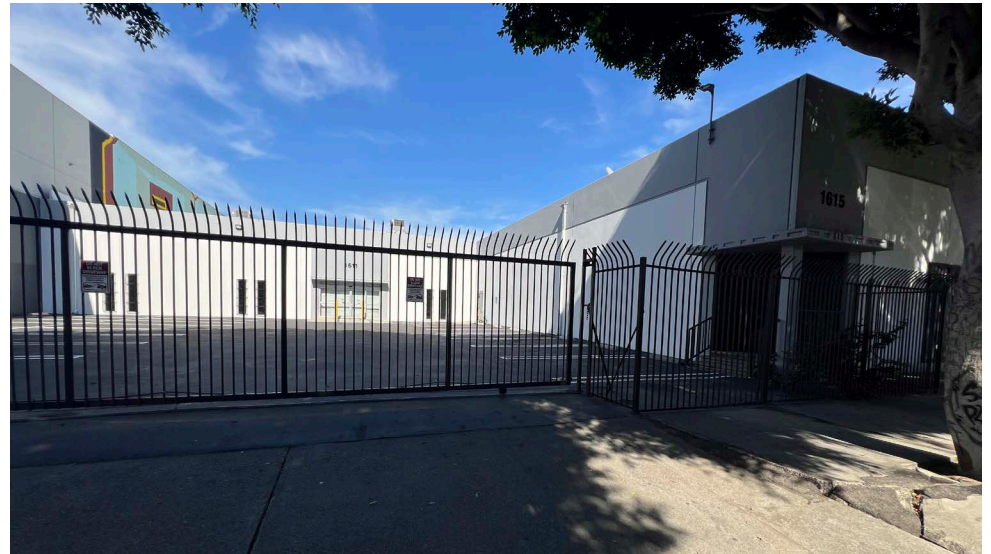
Warehouse



Warehouse



Parking Lot



Parking Lot

# Photos



Exterior



Ground Level Loading



Side View



Skyline View

# Local Map





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