

# FOR SALE

±22,000 SF INDUSTRIAL BUILDING  
ON ±16,571 SF OF LAND



1813 E WASHINGTON BLVD | LOS ANGELES | CA 90021

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COMMERCIAL REAL ESTATE SERVICES

**TEAMCLINE**

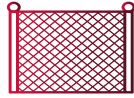


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Beautiful Two-Story Building



Fenced & Paved Yard



2 GL Loading Doors

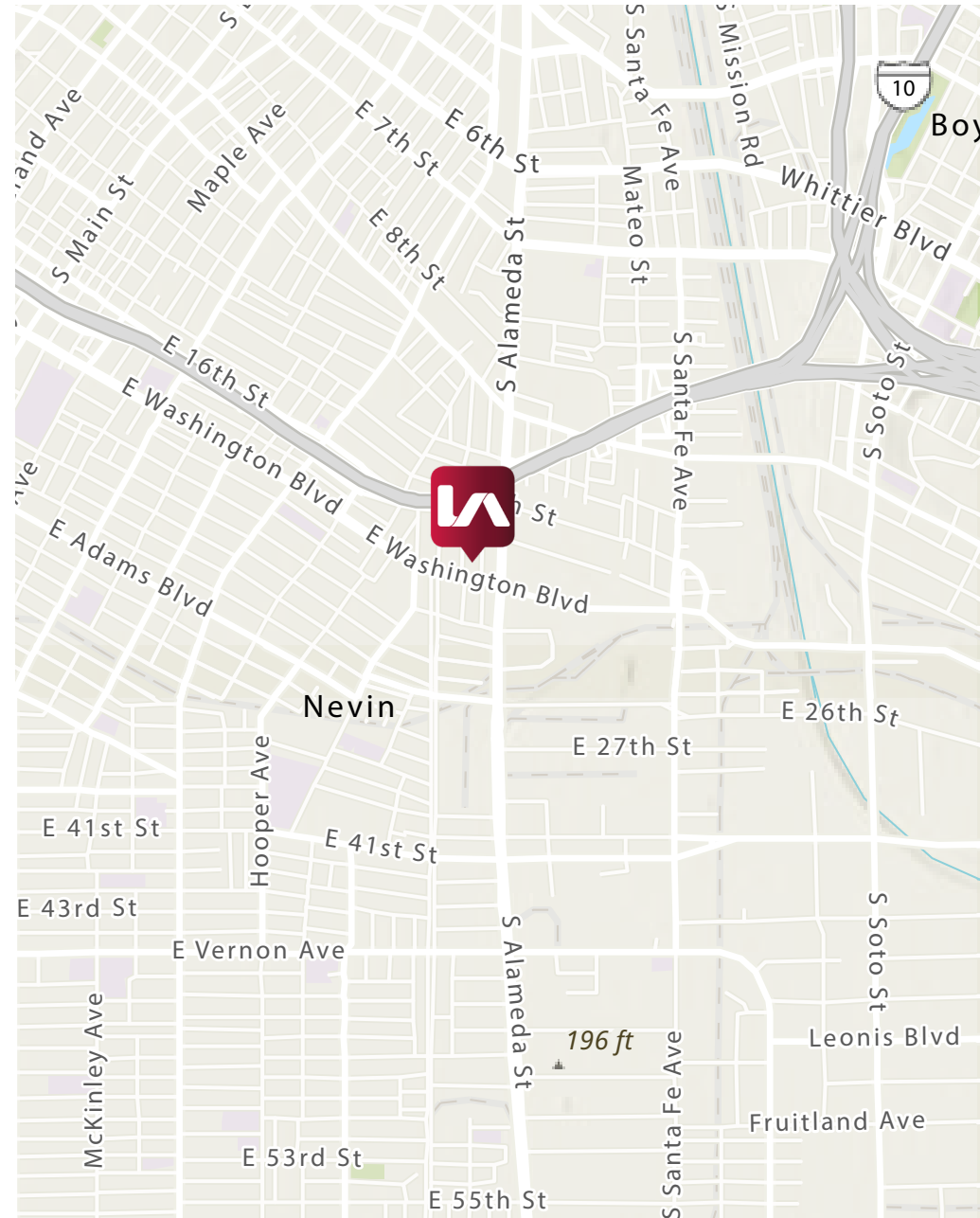


Seller Will Consider Financing

## Property Information

Available SF	±22,000 SF	Rail Service	No
Minimum SF	±22,000 SF	GL Doors	2
Clear Height	12'	DH Doors	0
Sprinklered	No	Construction Type	Masonry
Prop Lot Size	±16,571	Year Built	1987
Yard	Yes	Specific Use	Warehouse/ Distribution
Office	±3,700 SF	Warehouse AC	Yes*
Restrooms	5	Zoning	LAMR2
Possession Date	Immediate	Market/Submarket	CBD
Vacant	Yes	APN	5167-003-038
Parking Spaces	15	Power	A: 400 V: 250 O: 3 W: N/A

\*Warehouse AC is only on the second floor warehouse. Please verify.





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First Floor  
Warehouse





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Second Floor  
Warehouse

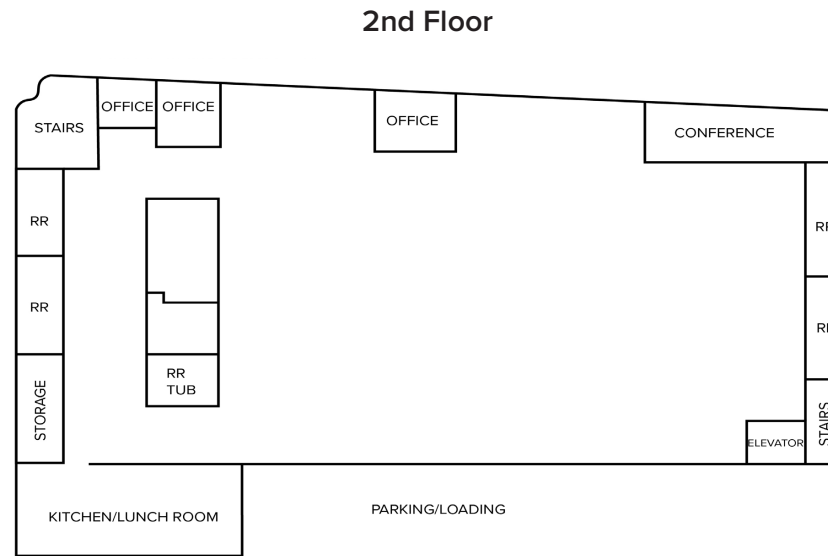
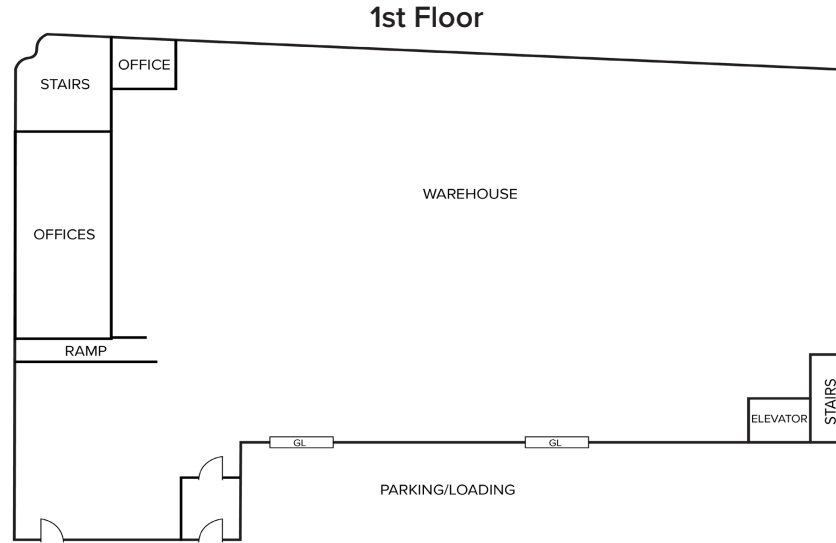




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## SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify



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Buyer should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Buyer intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Buyer deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Buyer utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Buyer obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies. Seller to verify all tax implications of the sale with the accountant or attorney of their choice.