

INDUSTRIAL PROPERTY FOR SALE OR LEASE

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 \$2,256,750 (\$295 per SF)
- Lease rental: \$9,180 per month (\$1.20 per SF gross)

For More Information, Please Contact

SION KHAKSHOUR

213.210.7492

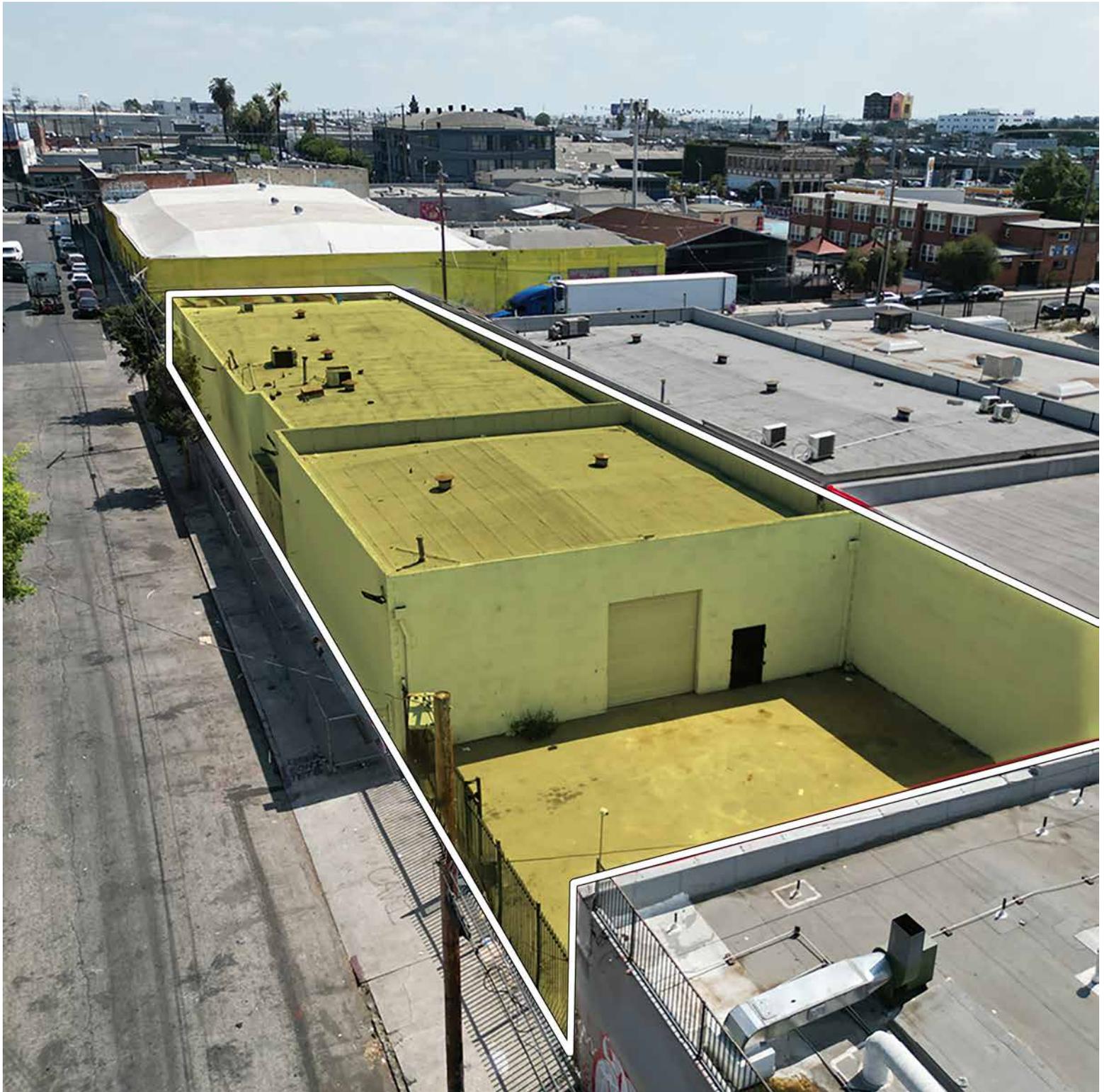
sion@majorproperties.com

DRE LIC. # 00697373

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.

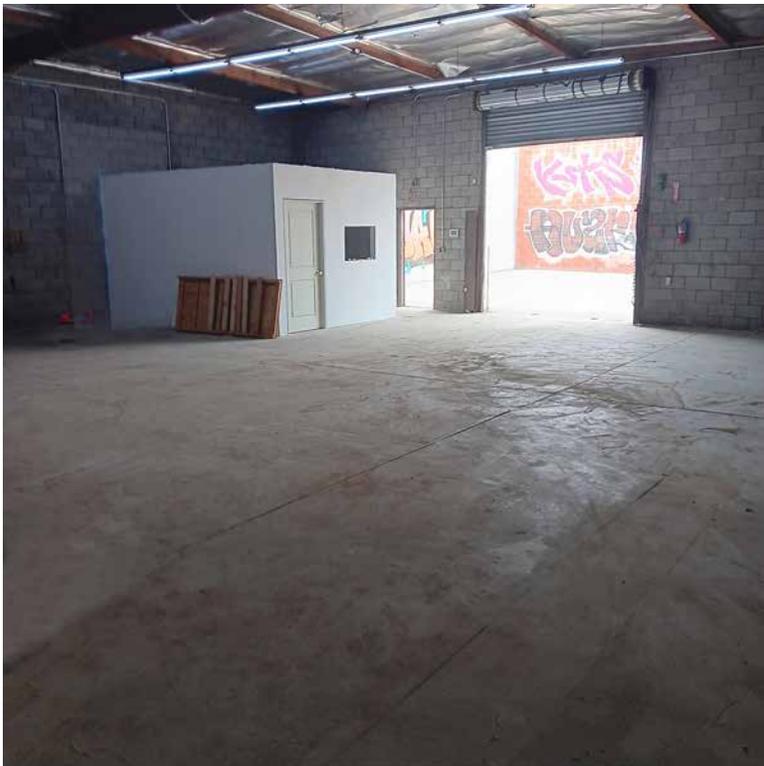
Building Area.....7,650± SF
Land Area.....9,500± SF
Zone [LF1-WH1-6] [I1-N]
Year Built 1968
Construction Concrete Block
Ceiling Height..... 16’
Restrooms 3
Parking..... 8± Surface Spaces
Ground Level Loading Doors .. 1: 10x13
Power 600A/480V/3-Phase
APN 5132-024-035
Opportunity Zone..... Yes

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Property Currently Being Completely Refurbished

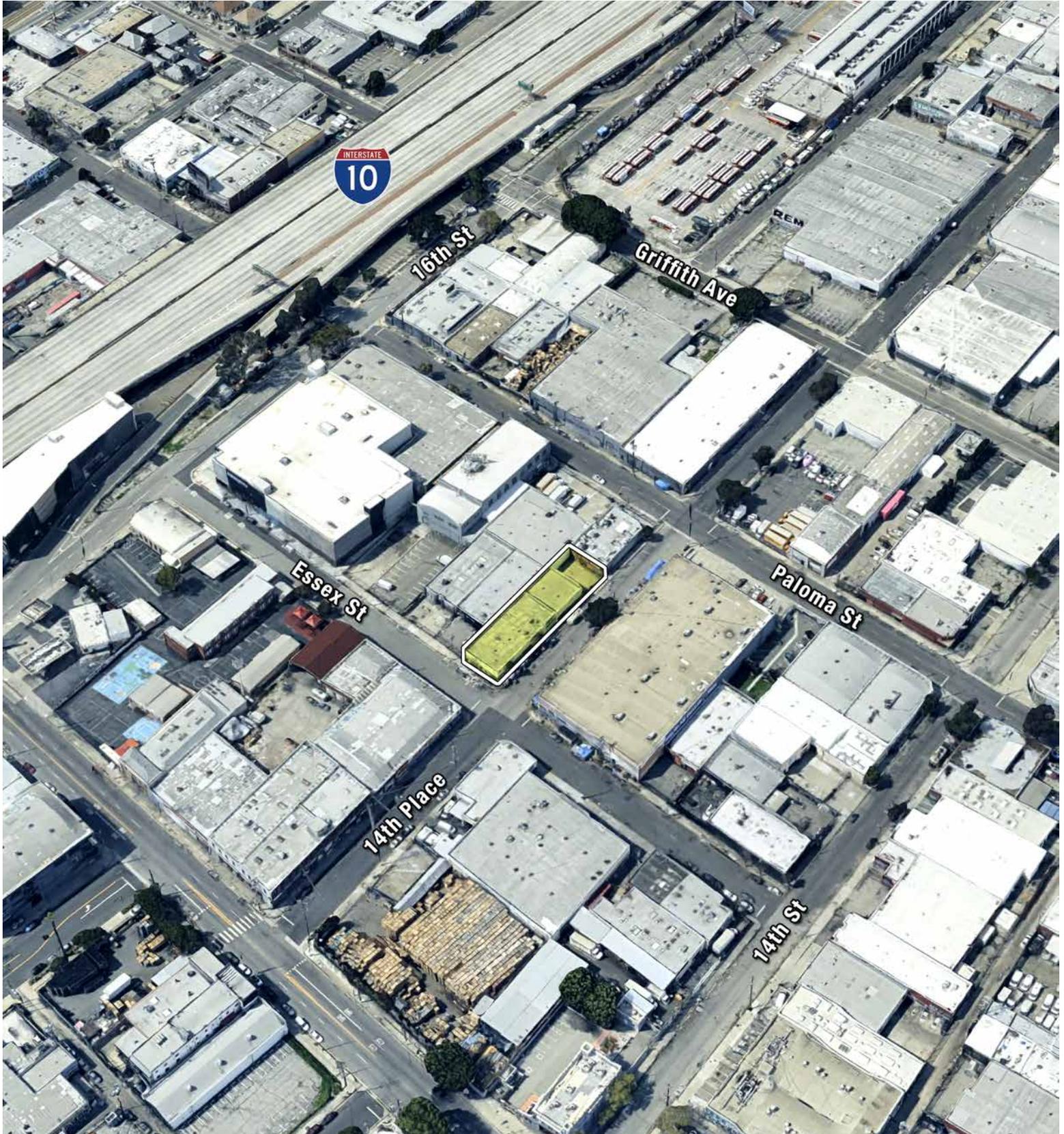


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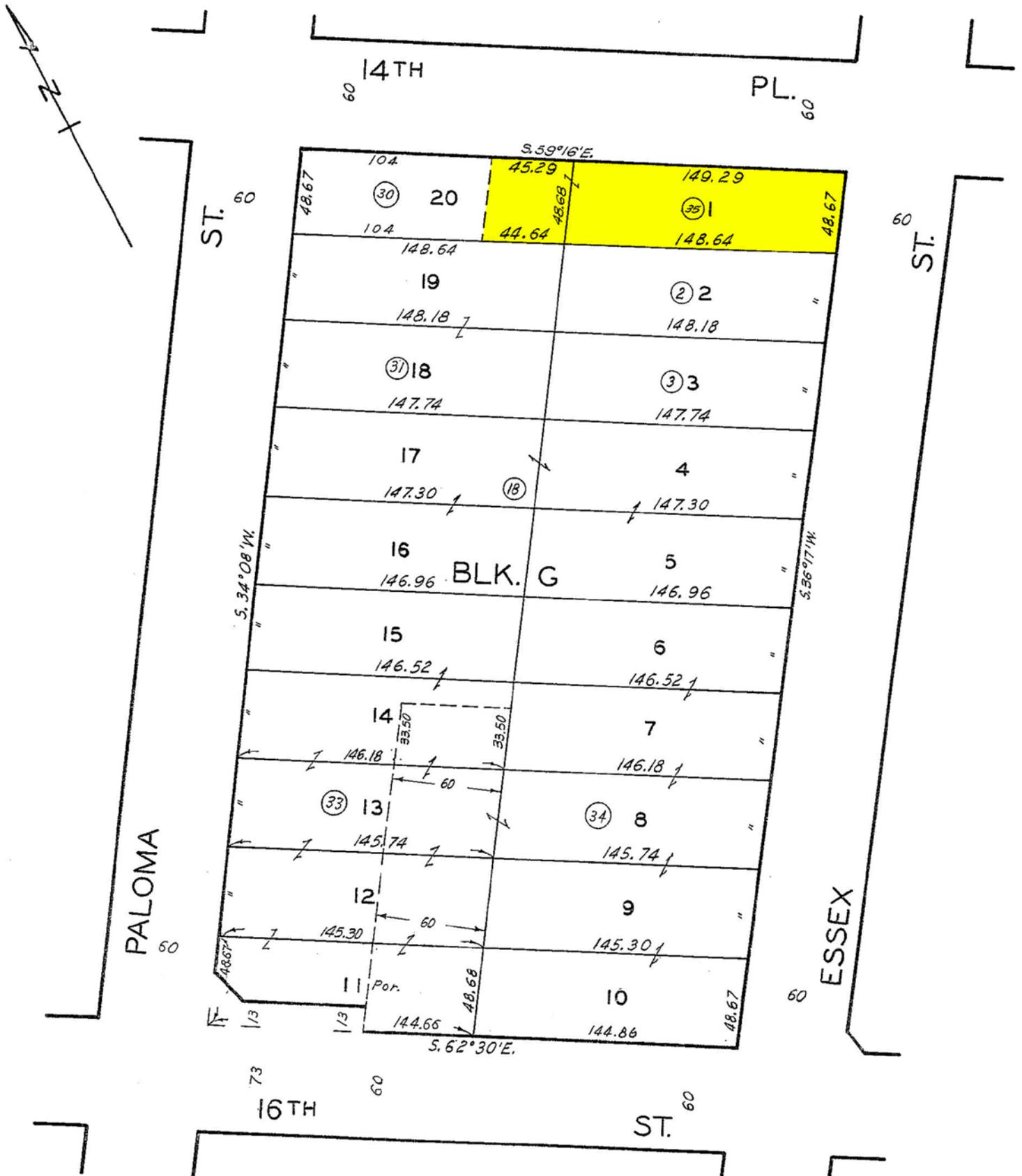
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