

INDUSTRIAL PROPERTY FOR SALE

Warehouse/Office/Creative Facility

BUILDING SF: 3,060±
LAND SF: 5,250±



2807 S OLIVE STREET, LOS ANGELES CA 90007

- Ideal owner/user purchase opportunity
- Great for artists, video/music/media production, design, podcasting, import/export, fashion manufacturing, etc.
- Rare small building with HVAC throughout
- Polished concrete floors and clear span 17' ceiling height
- Bonus 600 SF mezzanine office (not included in total SF)
- 4 gated parking spaces plus street parking
- Located ½-mile east of USC campus and ½-mile south of the Santa Monica (I-10) Freeway and DTLA
- Asking price: \$1,100,000 (\$359.48 per SF)

For More Information, Please Contact

RON KIM

213.422.4955

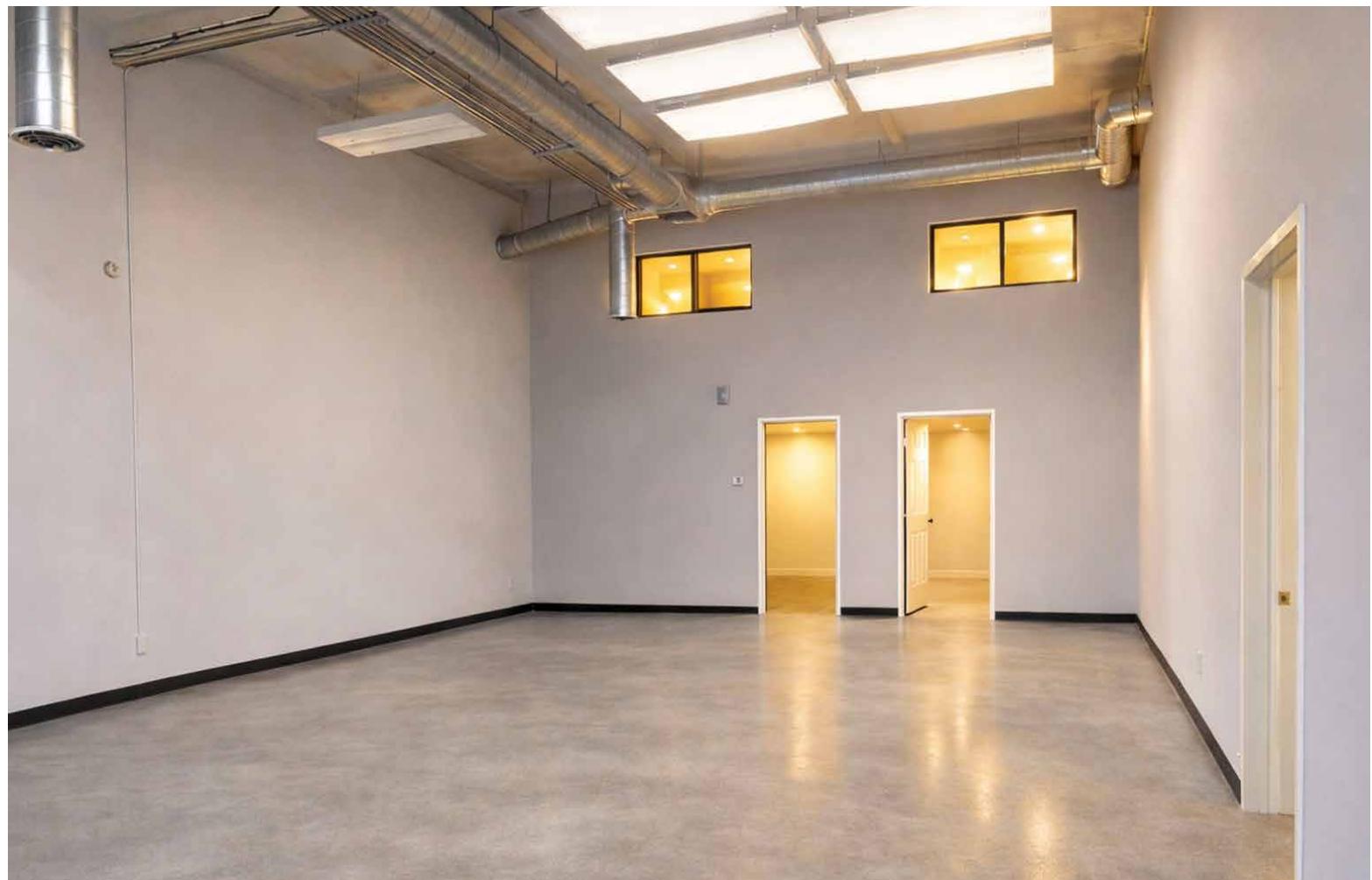
ron@majorproperties.com

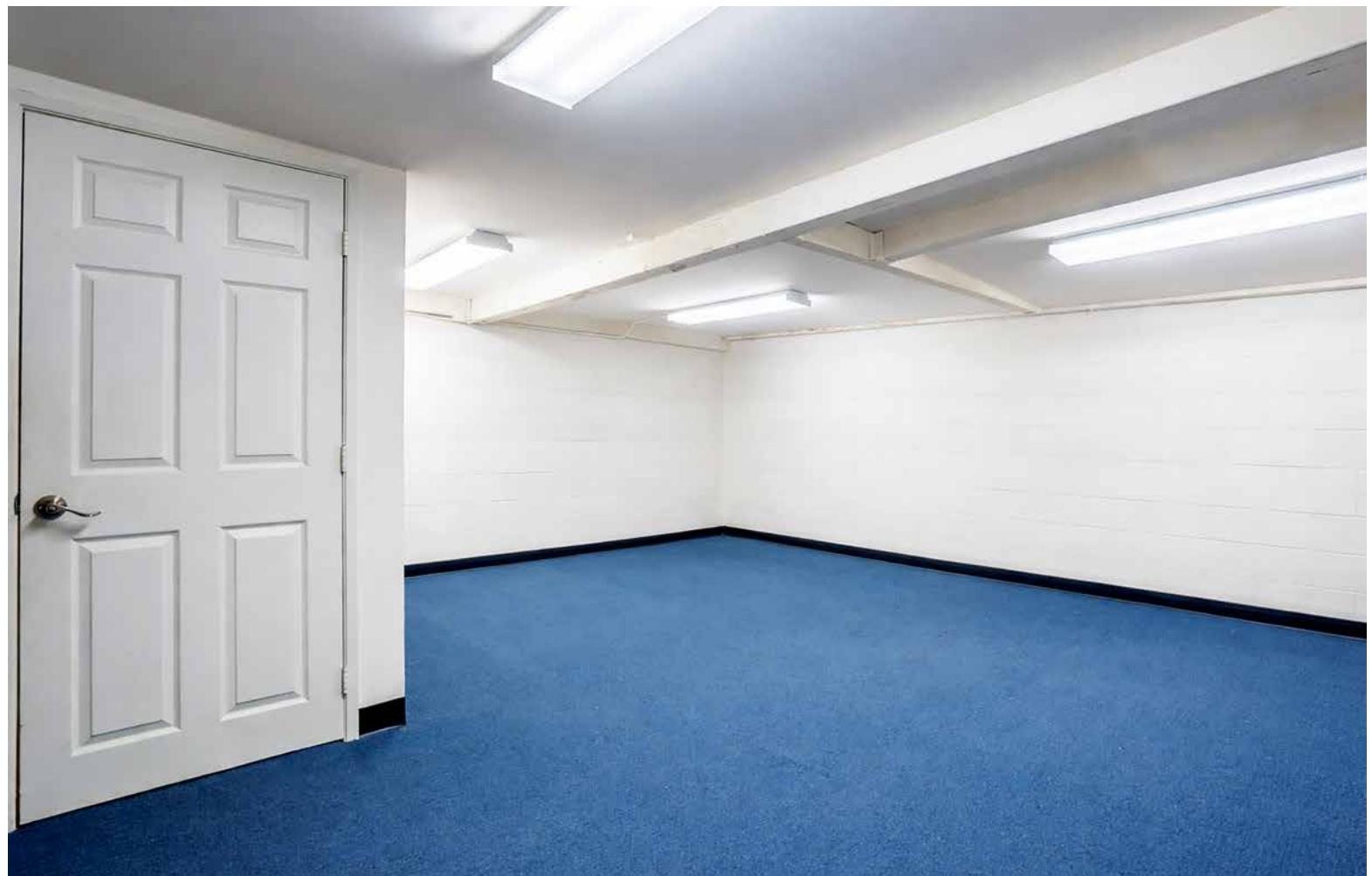
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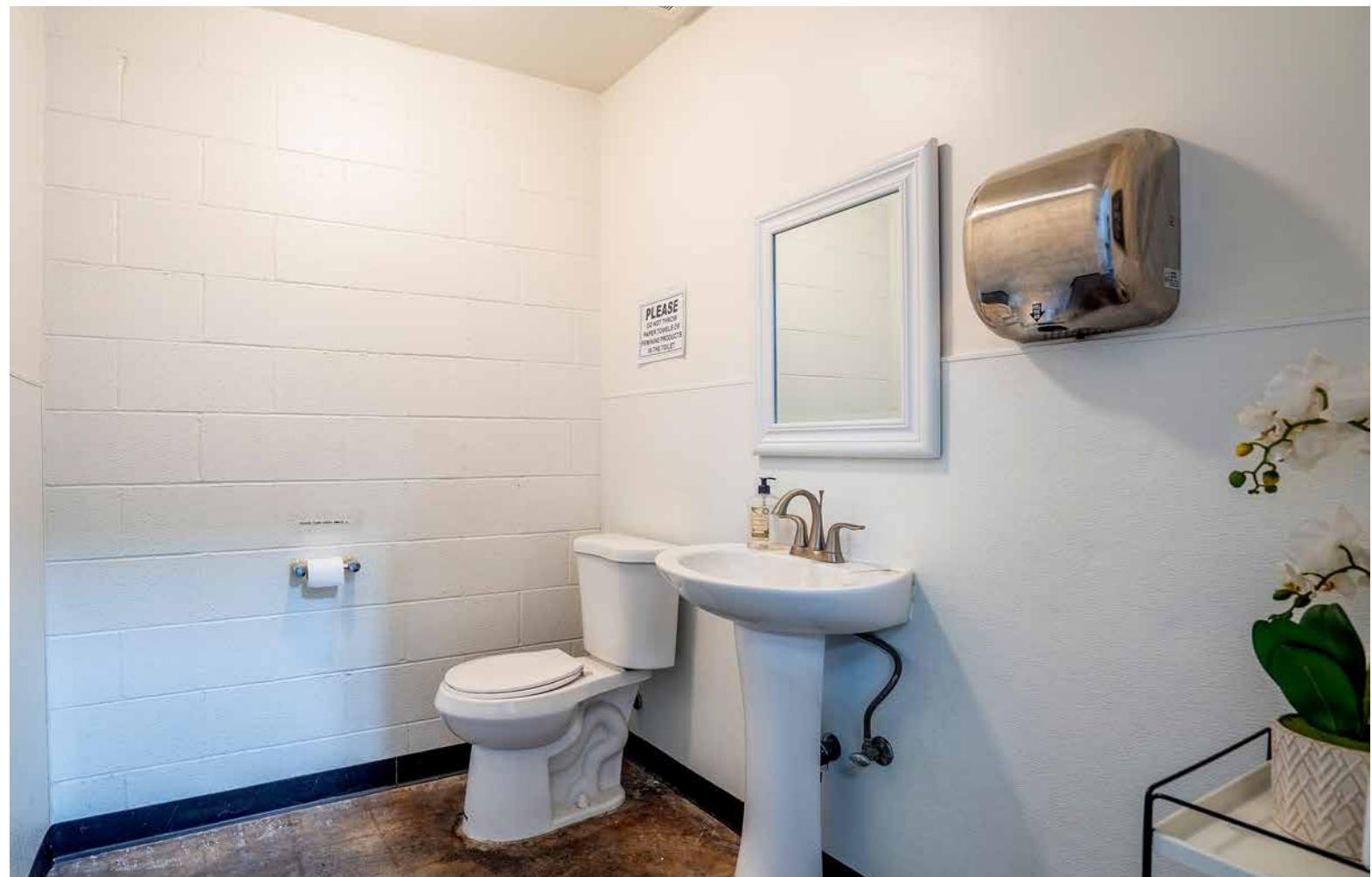
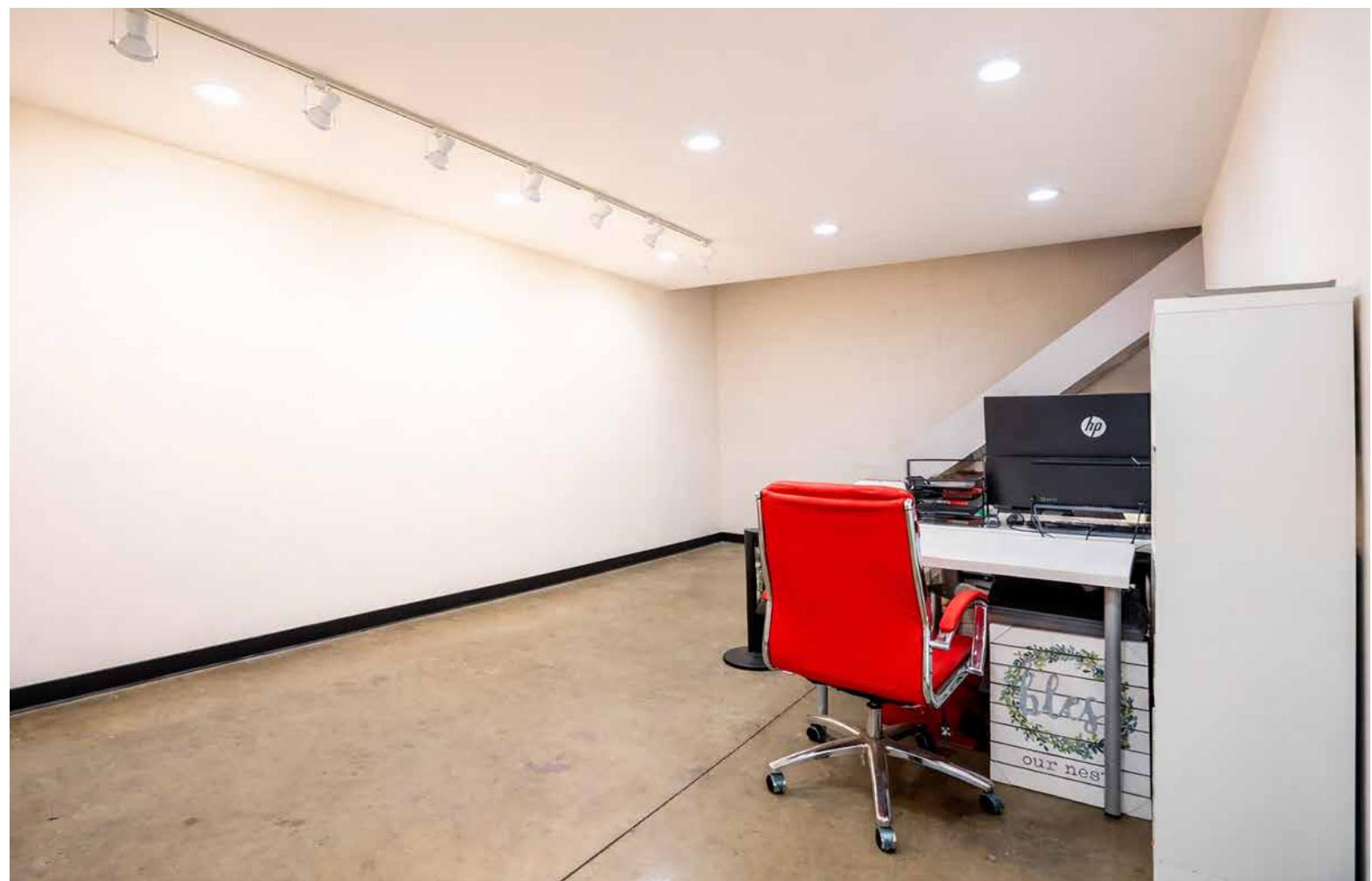
PROPERTY DETAILS

Building Area 3,060± SF
Land Area 5,250± SF
Zone LA M1
Year Built 1971
Construction Block
Office Mezzanine: 600± SF
Restrooms 2
Parking 4
G.L Loading Doors 1: 10x14
Warehouse Clearance: 17'
Power 300A/240V/3Phase
APN 5122-011-025

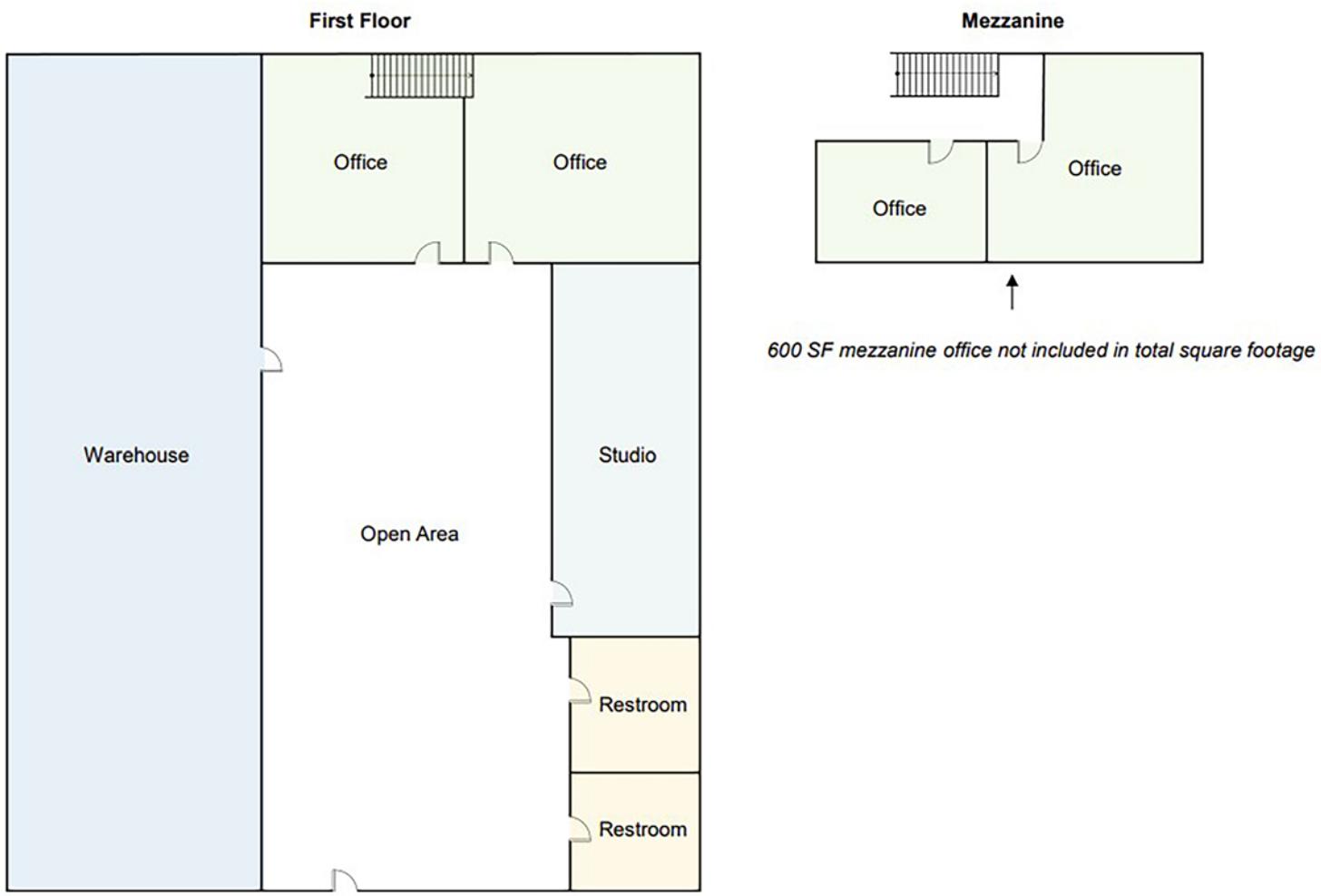
The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

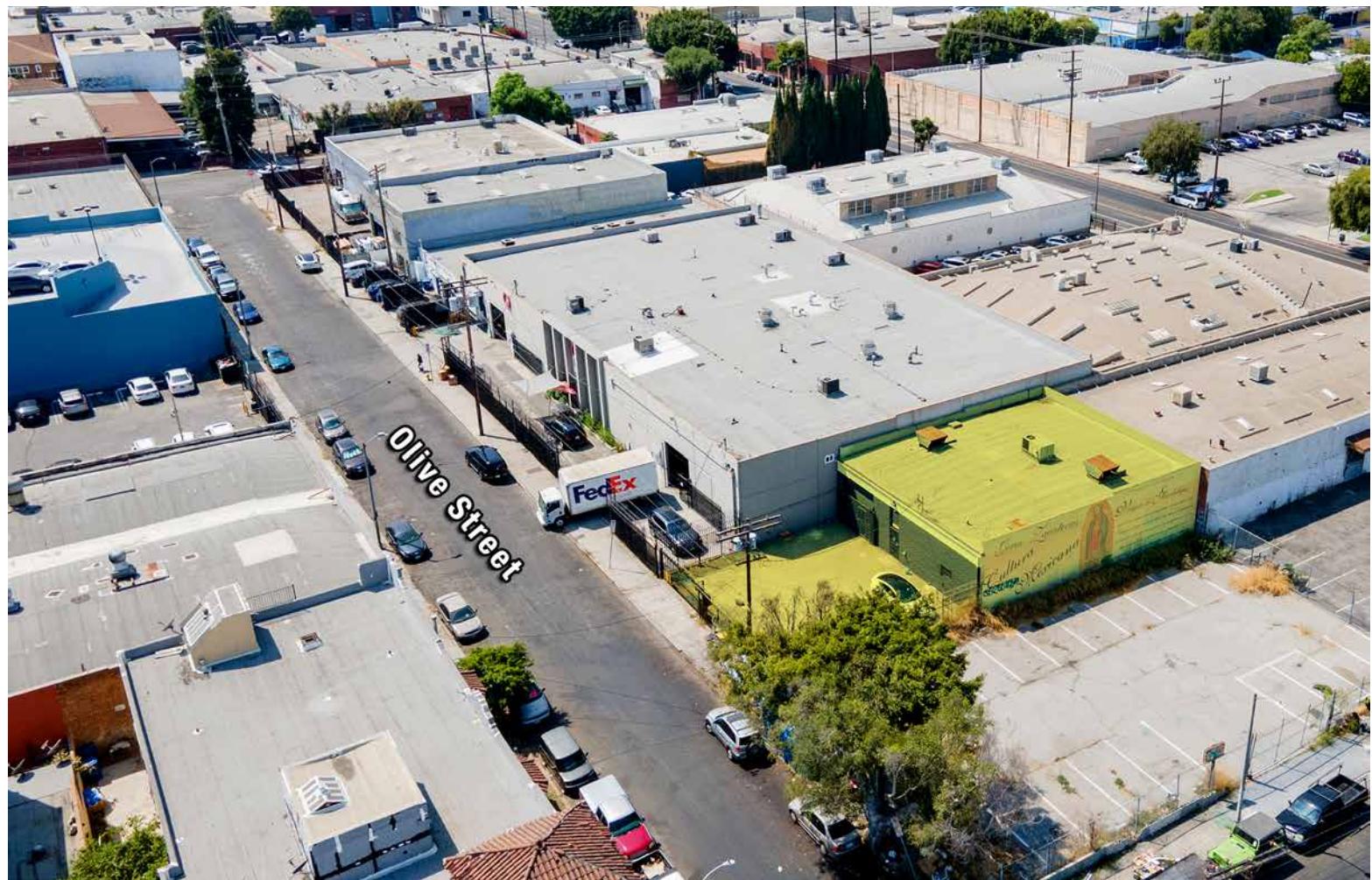






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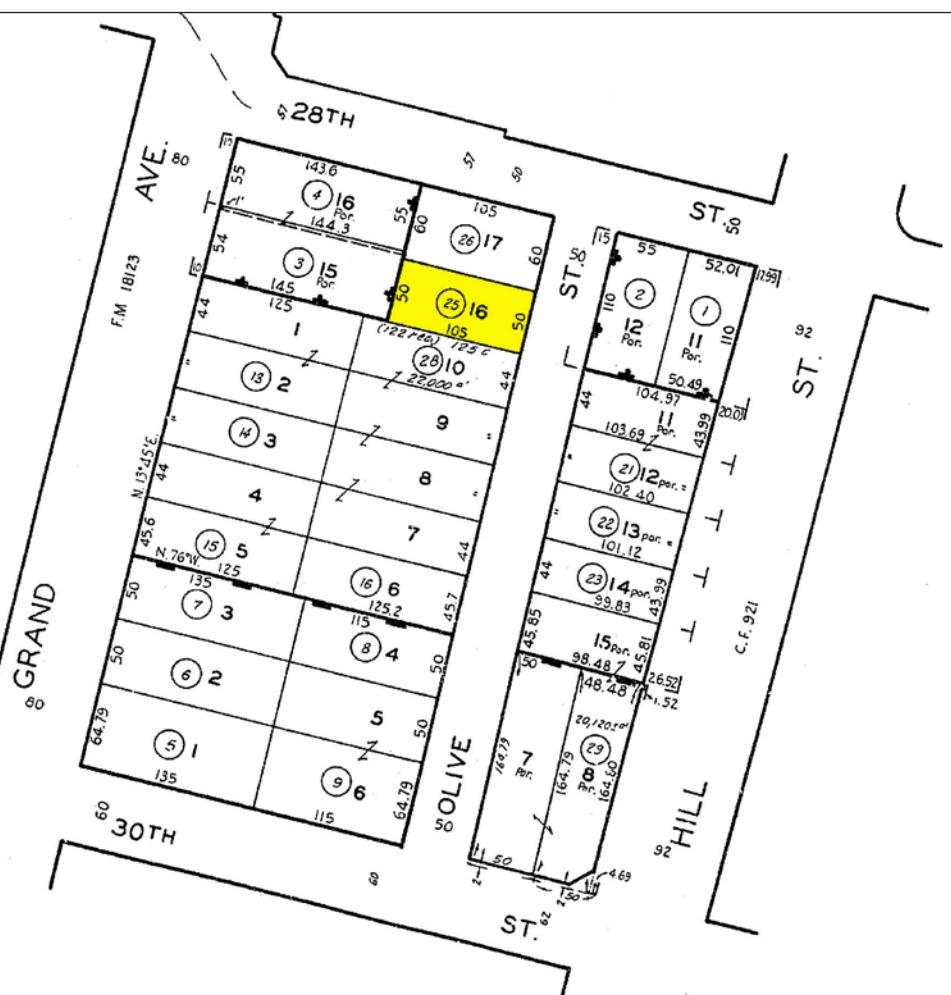


FRIEND'S SUBDIVISION
M.R. 6-79

GRAND AVENUE ADDITION TO
THE MASKELL TRACT
M.R. 23-42

MITCHELL TRACT
BEING A PART OF LOT
3, BLOCK 2, HANCOCKS
SURVEY
M. R. 34-78

CODE
6658



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