

FOR SALE

±8,555 SF

1366 S FLOWER ST
LOS ANGELES, CA 90015

PRIME DOWNTOWN LA
SOUTH PARK LOCATION
WALKING DISTANCE TO LA
CONVENTION CENTER

For more information, please contact:

Daniel Park

(213) 446-0396

Danielpark777@hotmail.com

DRE# 01227056



Park Industrial Realty
800 McGarry St, 5th Floor
Los Angeles, CA 90021
Corporation DRE# 01983713

Building SF:	8,555 SF	• Excellent owner user opportunity
Land SF:	8,874 SF	• Prime Downtown LA South Park location within a walking distance to LA Convention Center
Office SF:	2,300 SF	
Clear Height:	14'	• On site parking (6 spaces in rear)
# Parking:	6	• Located in Opportunity Zone
Loading:	1 GL (10X12)	• Ground level loading door in rear
Year Built:	1926	• Clear span warehouse
Zoning:	[HB3-G1-5][CX3-FA][CPIO-O]	• Almost fully air-conditioned building
APN:	5134-011-021	• 14' minimum clear height
Sale Price:	\$2,490,000 (\$291.06/SF)	• 21' ceiling height

All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Buyer/Lessee must verify all information.

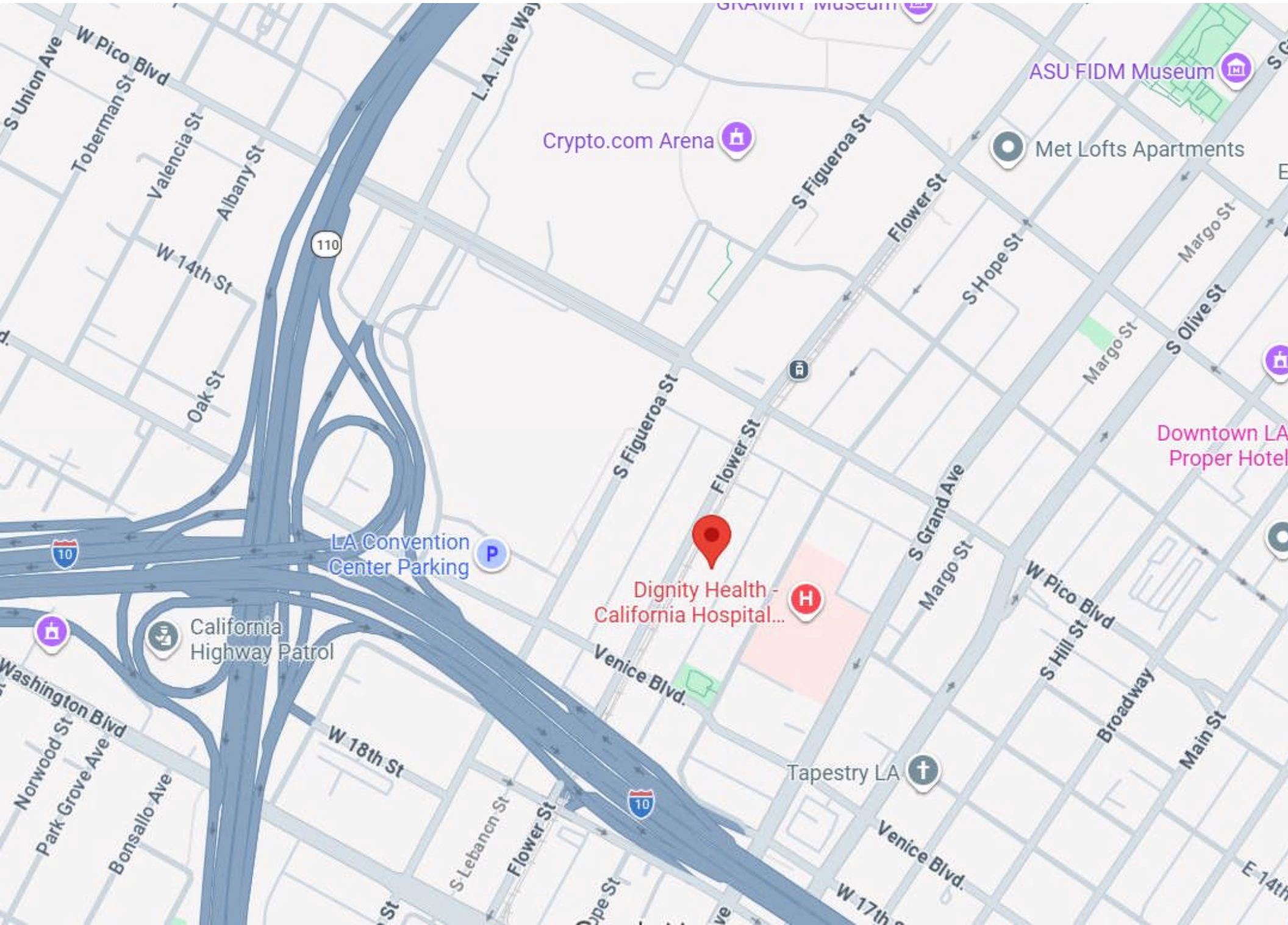
5134	11 SHEET	P. A. 26-7	TRA 13264	REVISED 700121324 720301508	751228 880323-88 89050808003001	91041030002001-23 91051508011005-23 20020812	2015061802004001-23 2016061402012001-23	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
------	----------	------------	-----------	-----------------------------	---------------------------------	--	---	-----------	---

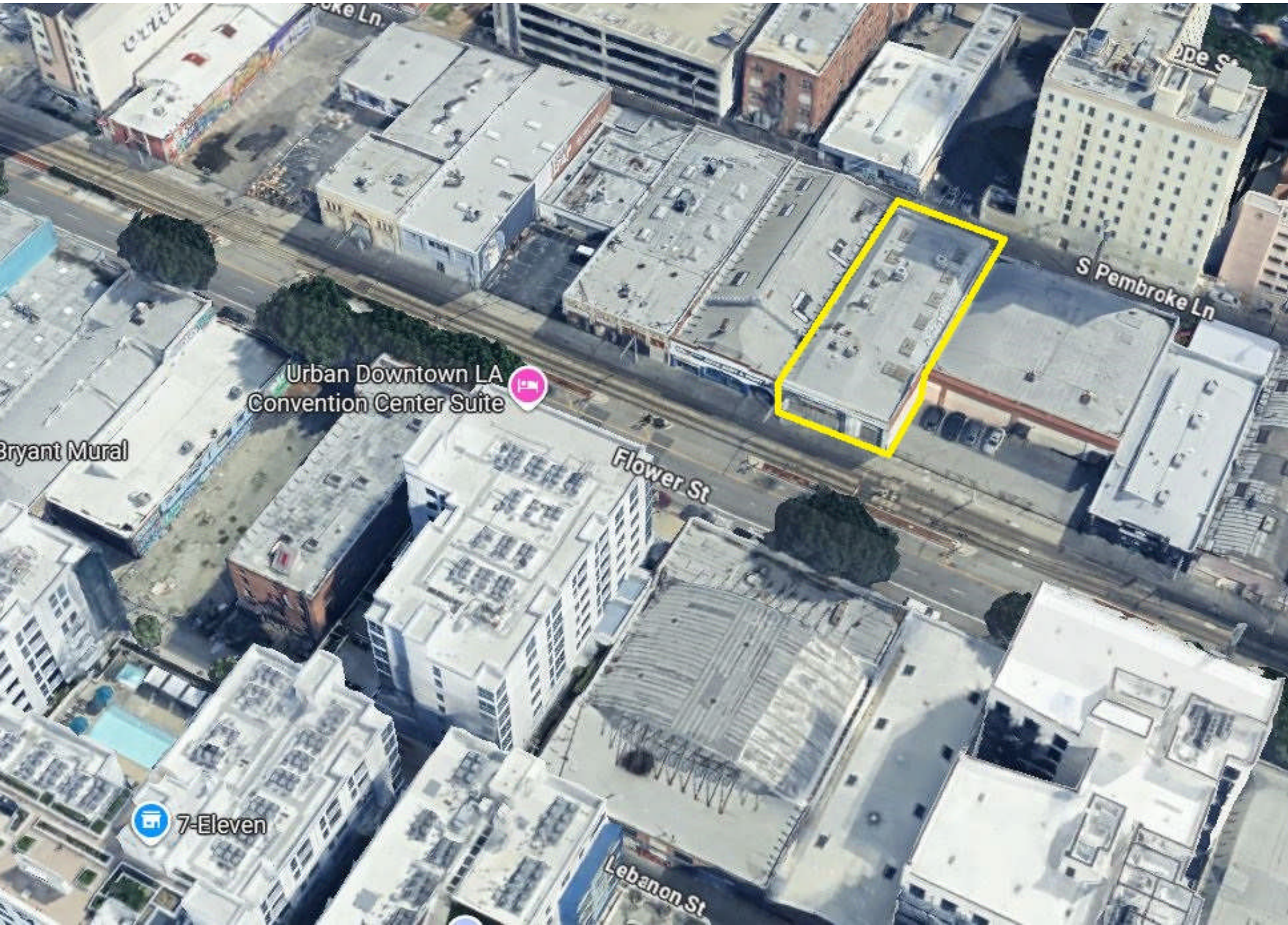
2017



MAPPING AND GIS SERVICES SCALE 1" = 80'

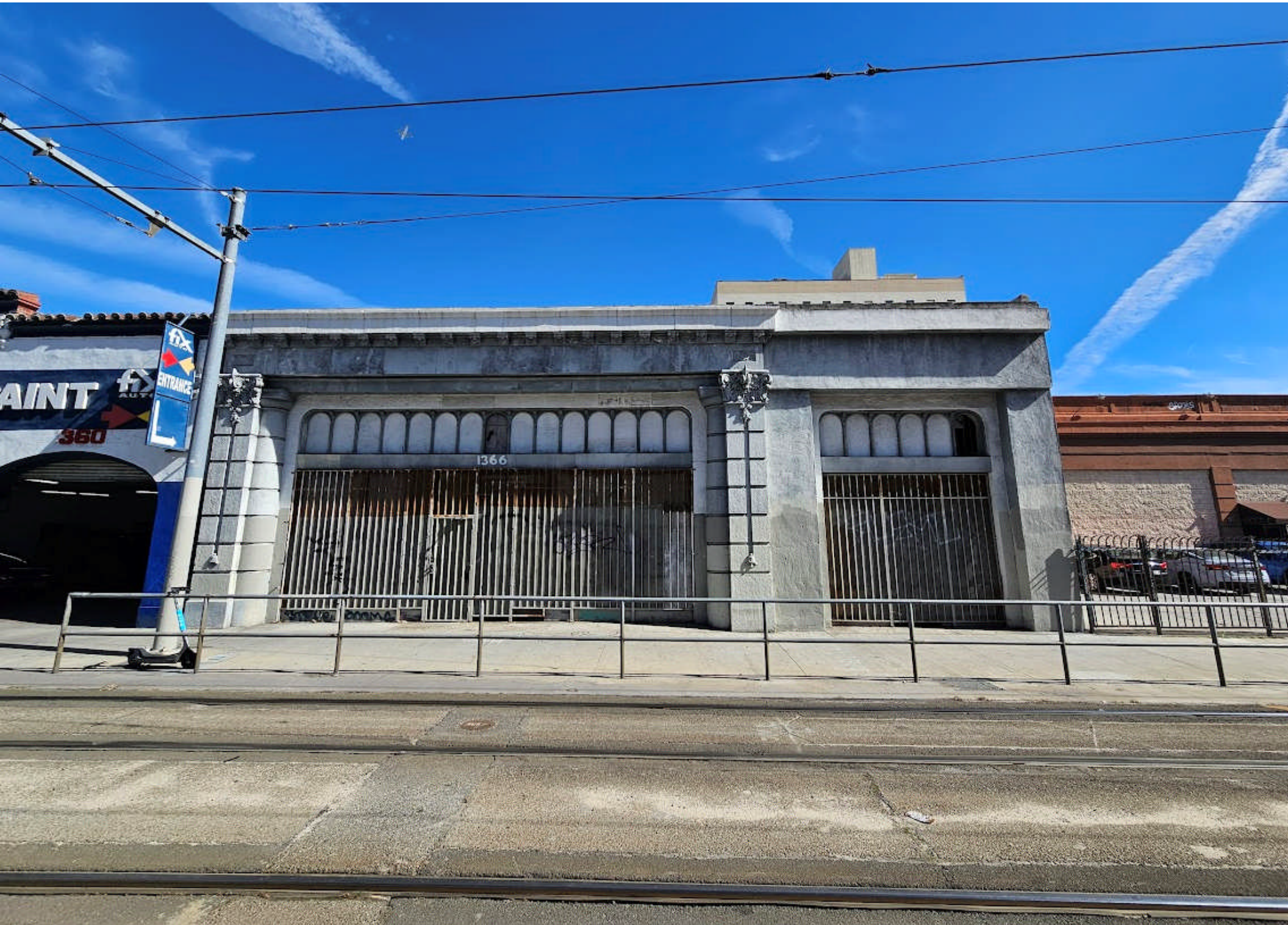






FOR SALE | ±8,555 SF INDUSTRIAL BUILDING

1366 S FLOWER ST



FOR SALE | ±8,555 SF INDUSTRIAL BUILDING

1366 S FLOWER ST





FOR SALE | ±8,555 SF INDUSTRIAL BUILDING

1366 S FLOWER ST



FOR SALE | ±8,555 SF INDUSTRIAL BUILDING

1366 S FLOWER ST

