

FOR SALE

INDUSTRIAL BUILDING 5,400 SQ.FT.

4437 Telegraph Road



SALE PRICE
\$1,880,000

JEFF WIGGINS

Senior Commercial Advisor
626-278-7745 Jeff.wiggins@cbnrt.com
DRE License #01754343



COLDWELL BANKER
COMMERCIAL

The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. 24GVKB_CBC_3/24

FOR SALE

4437 TELEGRAPH RD
INDUSTRIAL BUILDING 5,400 Sq.Ft



OFFERING SUMMARY

Price:	\$1,880,000
Lot Size:	8,712 SF
Year Built:	1964
Building Size:	5,400 SF
Renovated:	2020
Zoning:	M1
Market:	Los Angeles Metro
Submarket:	East Los Angeles

PROPERTY OVERVIEW Situated in East Los Angeles, this thoughtfully reimagined industrial building is ideal for design, apparel, warehouse, art studio usage. Property was completely renovated and updated in 2018. The well maintained property boasts 5 rented studio spaces with month-month leases plus a live/workspace with custom amenities including: kitchen, private full bathroom with shower/tub, and a washer/dryer. The building features include private and secure gated entry with parking for 6-7 cars, central heat and air, and skylights. Main studio space has a permitted spray booth, roll up door access and 3 phase power. Minutes from the Arts district/DTLA with easy access to the 5 and 710 freeways. Located in Los Angeles County.

PROPERTY HIGHLIGHTS

- Free standing 5,400 SF industrial building
- Gated 8,904 SF parking lot
- Power 400 amps/ 240 volt/ 3 Phase
- One ground level roll up door

Rent Rolls. All tenants month-month. Total \$4300 gross monthly
Studio 1 \$900 per month
Studio 2 \$700 per month
Studio 3 \$700 per month
Studio 4 \$1000 per month
Studio 5 \$1000 per month

JEFF WIGGINS

Senior Commercial Advisor
626-278-7745 Jeff.wiggins@cbcnrt.com
DRE License #01754343



FOR SALE

4437 TELEGRAPH RD
INDUSTRIAL BUILDING 5,400 Sq.Ft



JEFF WIGGINS

Senior Commercial Advisor
626-278-7745 Jeff.wiggins@cbcncrt.com
DRE License #01754343



FOR SALE

4437 TELEGRAPH RD
INDUSTRIAL BUILDING 5,400 Sq.Ft



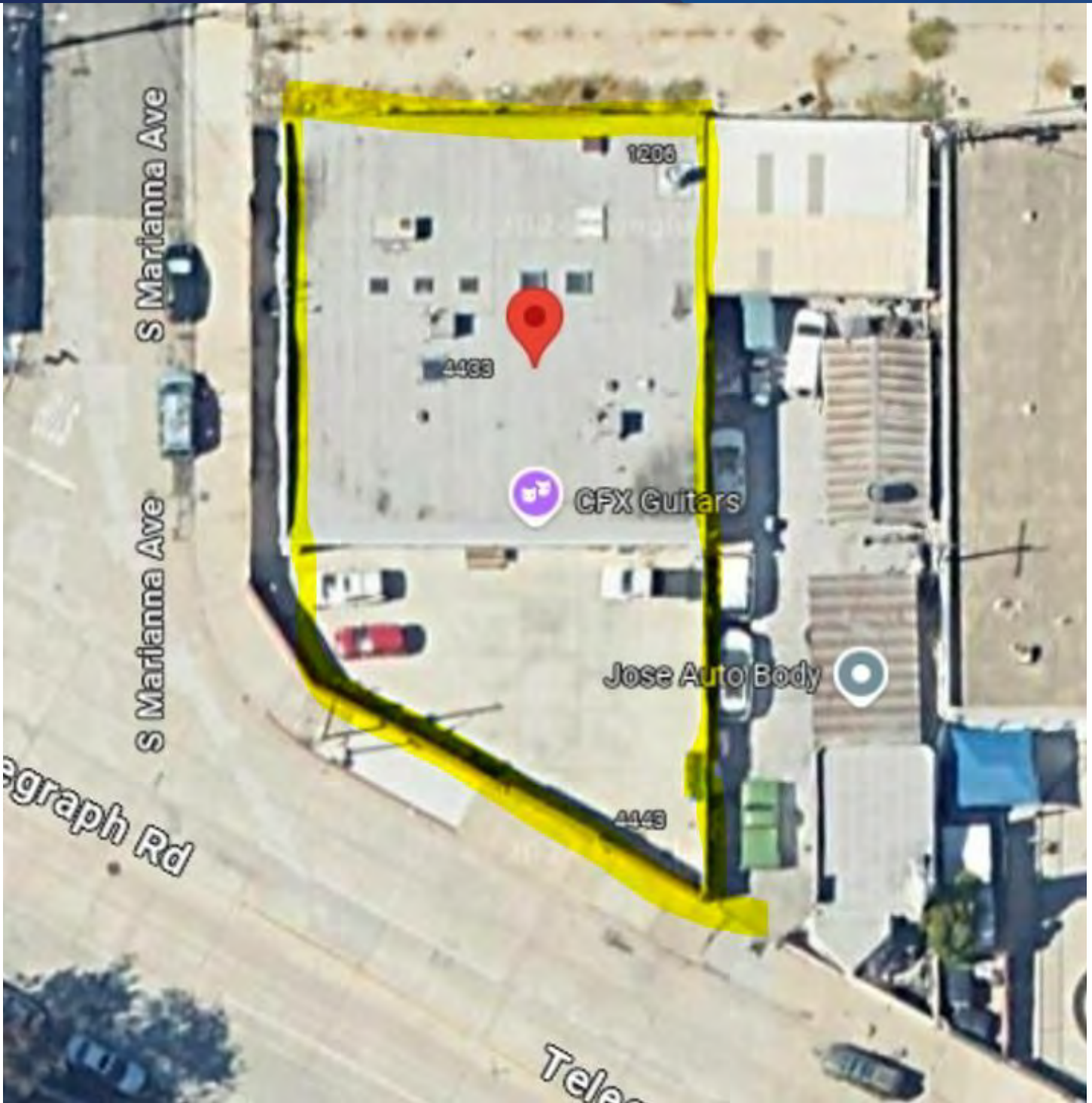
JEFF WIGGINS

Senior Commercial Advisor
626-278-7745 Jeff.wiggins@cbcnrt.com
DRE License #01754343



FOR SALE

4437 TELEGRAPH RD
INDUSTRIAL BUILDING 5,400 Sq.Ft



JEFF WIGGINS

Senior Commercial Advisor
626-278-7745 Jeff.wiggins@cbcnrt.com
DRE License #01754343



FOR SALE

4437 TELEGRAPH RD
INDUSTRIAL BUILDING 5,400 Sq.Ft



MEASUREMENTS ARE CALCULATED BY SCANNING TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

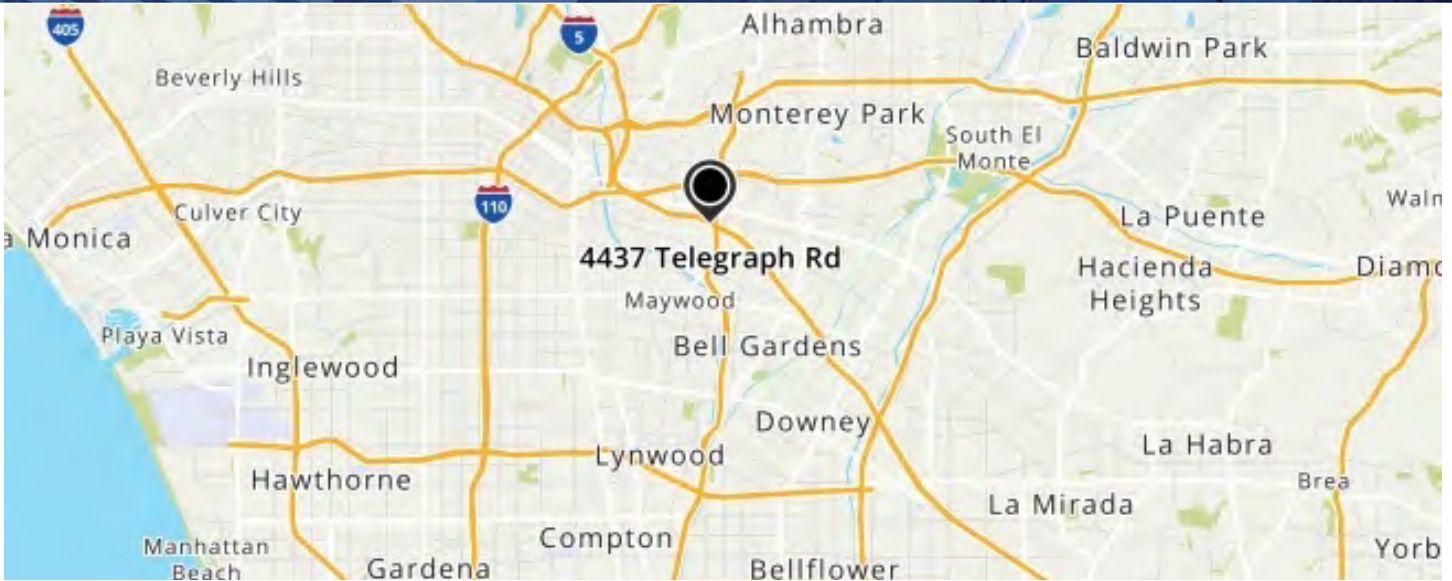
JEFF WIGGINS

Senior Commercial Advisor
626-278-7745 Jeff.wiggins@cbcnrt.com
DRE License #01754343



FOR SALE

4437 TELEGRAPH R
INDUSTRIAL BUILDING 5,400 Sq.Ft



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	42,309	269,585	820,203
Average age	36.2	37.6	38.5
Average age (Male)	35.4	36.5	37.6
Average age (Female)	37.0	38.6	39.4

HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
Total households	10,815	74,084	240,850
Average household income	\$73,961	\$82,888	\$86,823
Average house value	\$684,364	\$705,563	\$703,790