

MAJOR PRICE REDUCTION
SALE PRICE: \$141/SF!
CAN BE DELIVERED VACANT



E SLAUSON AVE

E 58TH ST

±19,080 SF

FOR SALE

INDUSTRIAL BLDG ON ±21,120 SF OF LAND

150-154 E 58TH ST, LOS ANGELES, CA 90011

PROPERTY HIGHLIGHTS

- Dock-High (4) & Divisible Building (3 Units)
- Can Be Delivered Vacant - M2M Tenants
- Power: 600 Amps | 120/240 V (Verify)
- Immediate 110 Fwy Access @ Slauson Ave
- Excellent Location for Redevelopment
- Dock Loading & Offices + 2 R.R. Per Unit
- Contact Broker to Tour - Bring All Offers



SALE PRICE/SF	\$141.30/SF
SALE PRICE	\$2,695,995

FOR MORE INFORMATION, PLEASE CONTACT

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



MATTISON BEHR
 Senior Associate | LIC NO 02091054
 mbehr@lee-associates.com
 818.434.9116



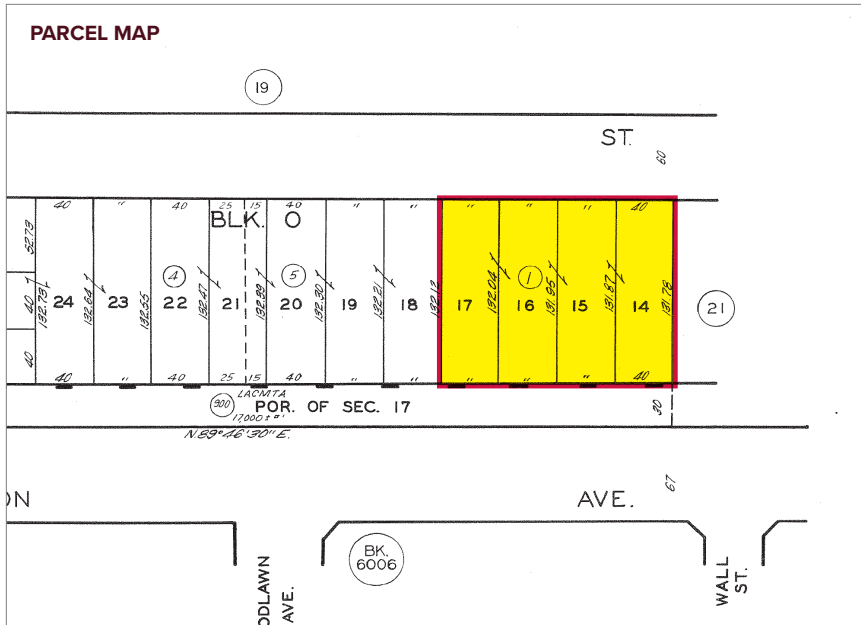
TONY NAPLES
 Senior Vice President | LIC NO 01811344
 tnaples@lee-associates.com
 818.395.4373

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PROPERTY SUMMARY

TOTAL BUILDING SF	±19,080 SF
TOTAL LAND SF	±21,120 SF
LOADING DOORS	4 Dock-High Doors
OFFICES/RRs	±1,540 SF / 7 RRs
POWER	600A, 120/240V, 30, 4W
CLEAR HEIGHT	12' Clear Height
ACCESSIBILITY	0.5 Miles to 110 Fwy
CONSTRUCTION	Masonry
YEAR BUILT	1945
ZONING	LAM1-1-CPIO*
APN	5101-022-001
POSSESSION	Close of Escrow



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Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

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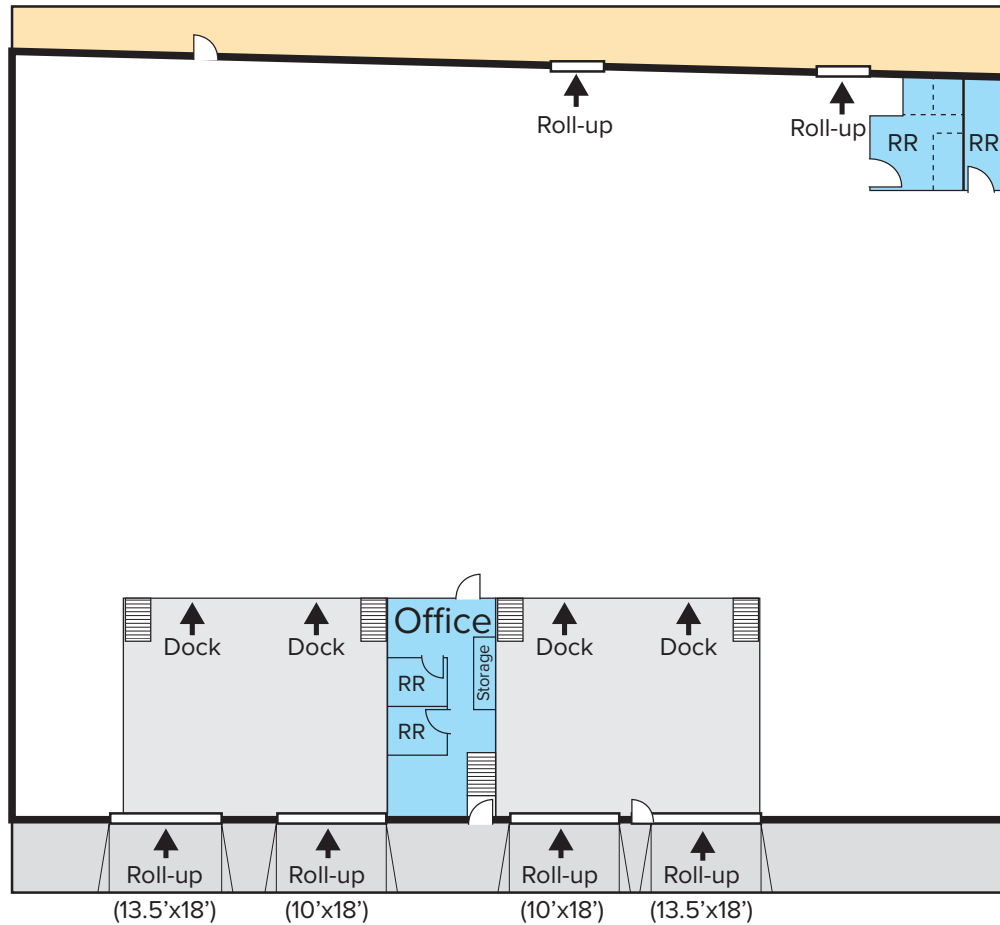
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PROPERTY SITE PLAN

East Slauson Ave



East 58th St



NOTE: Above plan is not as-is, it is a depiction for a single user.

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

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