

For Sale

±42,400 SF

3100-3122 S Main Street
Los Angeles, CA 90007



For more information, please contact:

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Park Industrial Realty
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Los Angeles, CA 90021
Corporation DRE# 01983713

Property Information

Building SF:	42,400 SF	➤ Excellent multi tenant industrial building just south of Downtown LA close to USC
Land SF:	52,459 SF	➤ Great for manufacturing, warehouse, studio conversion, e-commerce & etc.
Office SF:	3,933 SF	
Year Built:	1919 - 1972	➤ Divisible to 6 units
Ceiling Height:	12' – 18'	➤ Beautiful red brick construction
Power:	1600 amp, 480 volt, 3 phase	➤ Heavy electrical power
# Parking:	32	➤ Entire block between 31 st St & 32 nd St
Loading:	5 GL	➤ Pave & fenced parking lot for 32 cars
Zoning:	M1	➤ Occupied by short term tenants
APN:	5120-001-001, 002, 003, 004, 005, 023, 5120-003-022, 023	➤ \$749,988 annual gross income
Sale Price:	\$12,500,000 (\$294.81/SF)	➤ Opportunity zone

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.

2014



MAPPING AND GIS SERVICES SCALE 1" = 60'



BK 5122

BK 5128

16 MAIN

ST 100

31ST 6658

LANTERMAN'S

ST 8

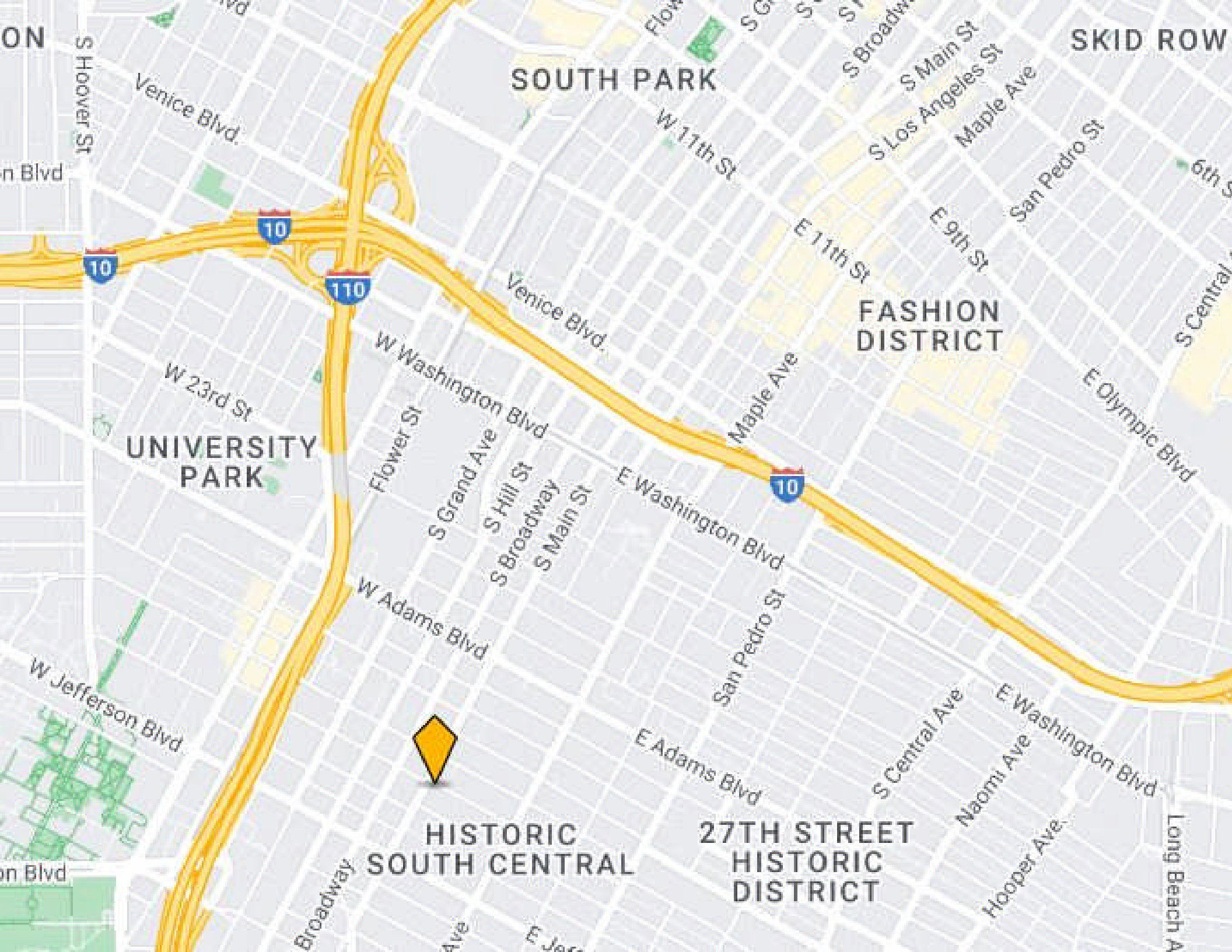
32ND

RESUB

PG 2

PG 3

ST 8



SOUTH PARK

SKID ROW

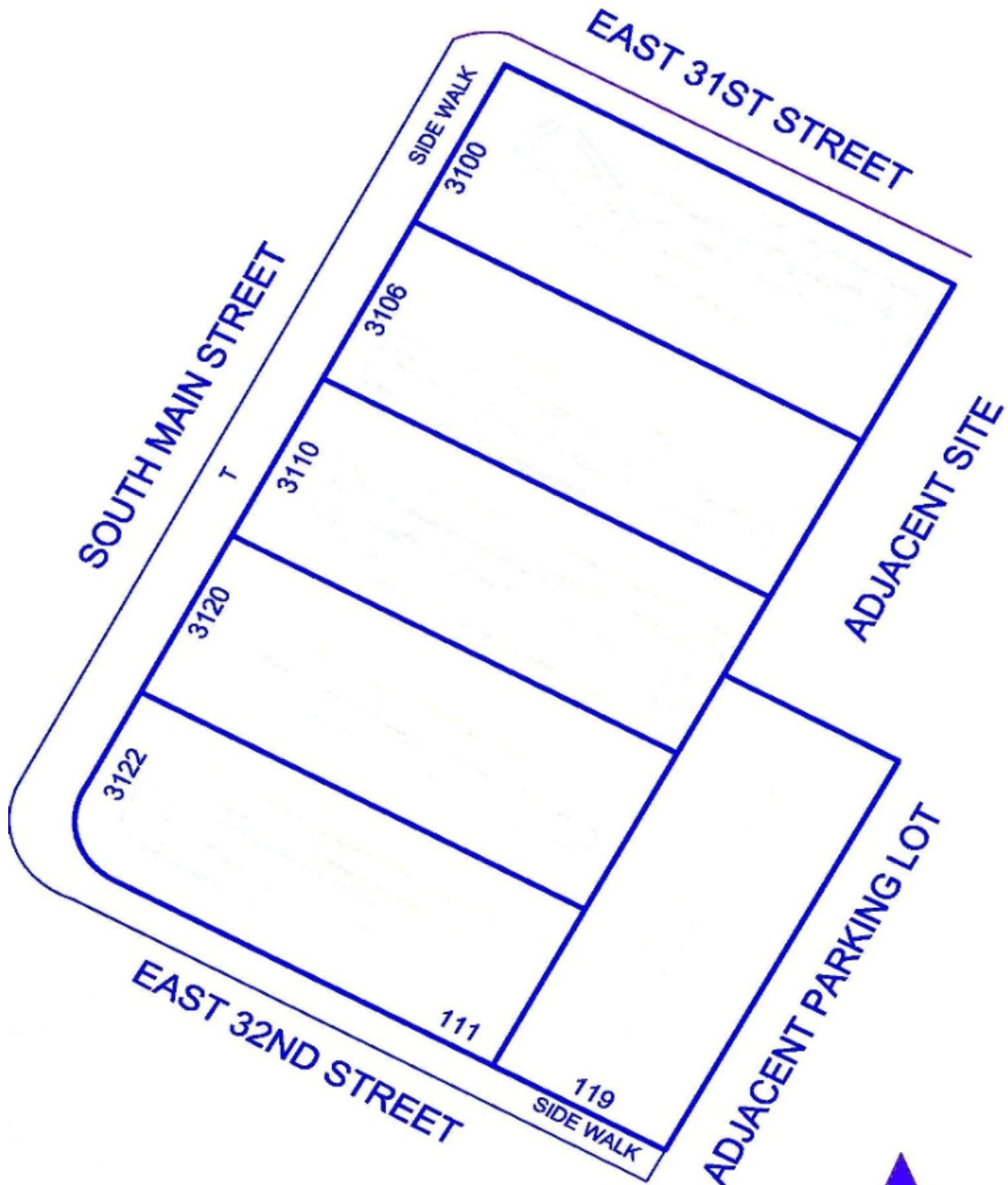
FASHION DISTRICT

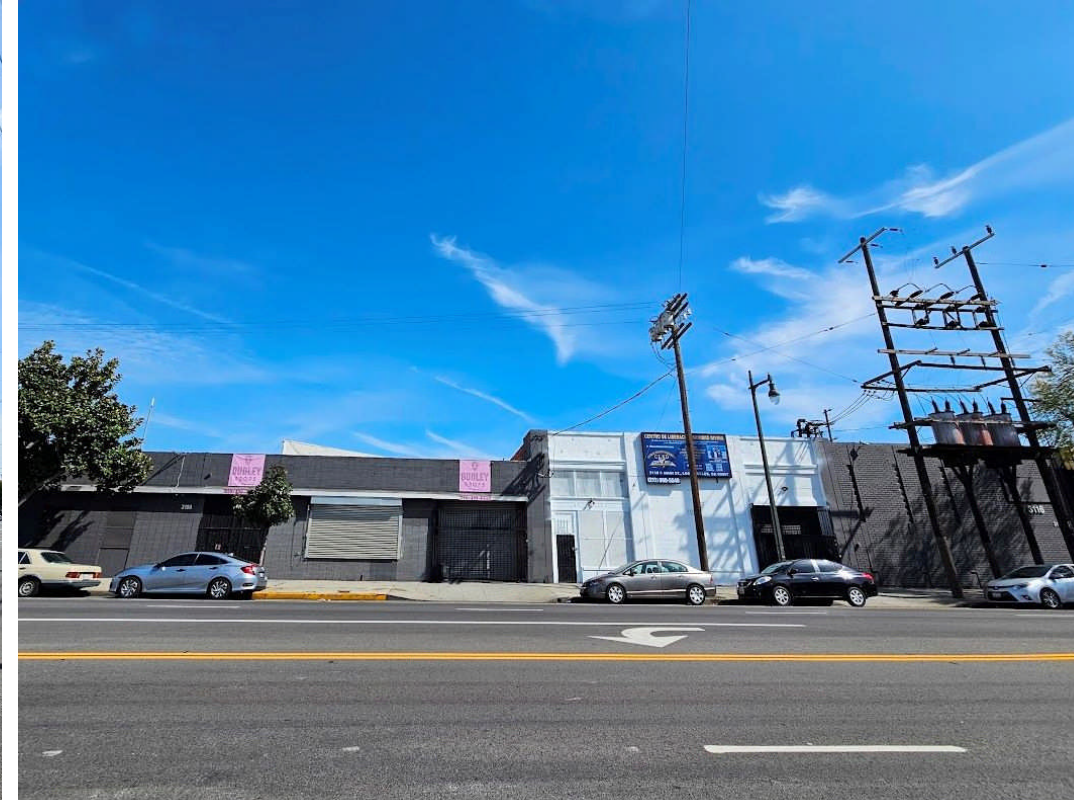
UNIVERSITY PARK

HISTORIC SOUTH CENTRAL

27TH STREET HISTORIC DISTRICT









31st St

32nd St

Main St

