

FOR SALE

±14,681 SF

516 E JEFFERSON BLVD, LOS ANGELES, CA 90011



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PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

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Executive Summary

516 E Jefferson Blvd offers a rare opportunity to acquire a well-equipped ±14,681 SF industrial facility on a large ±27,333 SF lot in a highly desirable Central Los Angeles location just south of the Downtown LA Fashion District. The property features an excellent building-to-land ratio with a large fenced and gated yard, providing secure outdoor storage, staging, loading, fleet parking, and strong operational flexibility.

The building is equipped with heavy 1,200-amp, 3-phase electrical power, making it well-suited for manufacturing, fabrication, machinery, and other power-intensive industrial operations. Additional functional features include 18' minimum clear height, three ground-level loading doors, approximately 35 parking spaces, and ±1,500 SF of office space. Located within an Opportunity Zone, the property also offers potential tax advantages for qualified buyers. With its combination of yard area, heavy power, loading, parking, and Central LA access, this asset represents a strong owner-user or investor opportunity in one of Los Angeles' most active industrial submarkets.

Property Details

Building SF: 14,681 SF

Land SF: 27,333 SF

Office SF: 1,500 SF

Year Built: 1967

Clear Height: 18'

Parking: 35

Loading: 3 GL

Power: 1200 A, 120-240 V, 3 P, 4 W

Zoning: M1-1-CPIO

Sale Price: \$4,250,000 (\$289.49/SF)

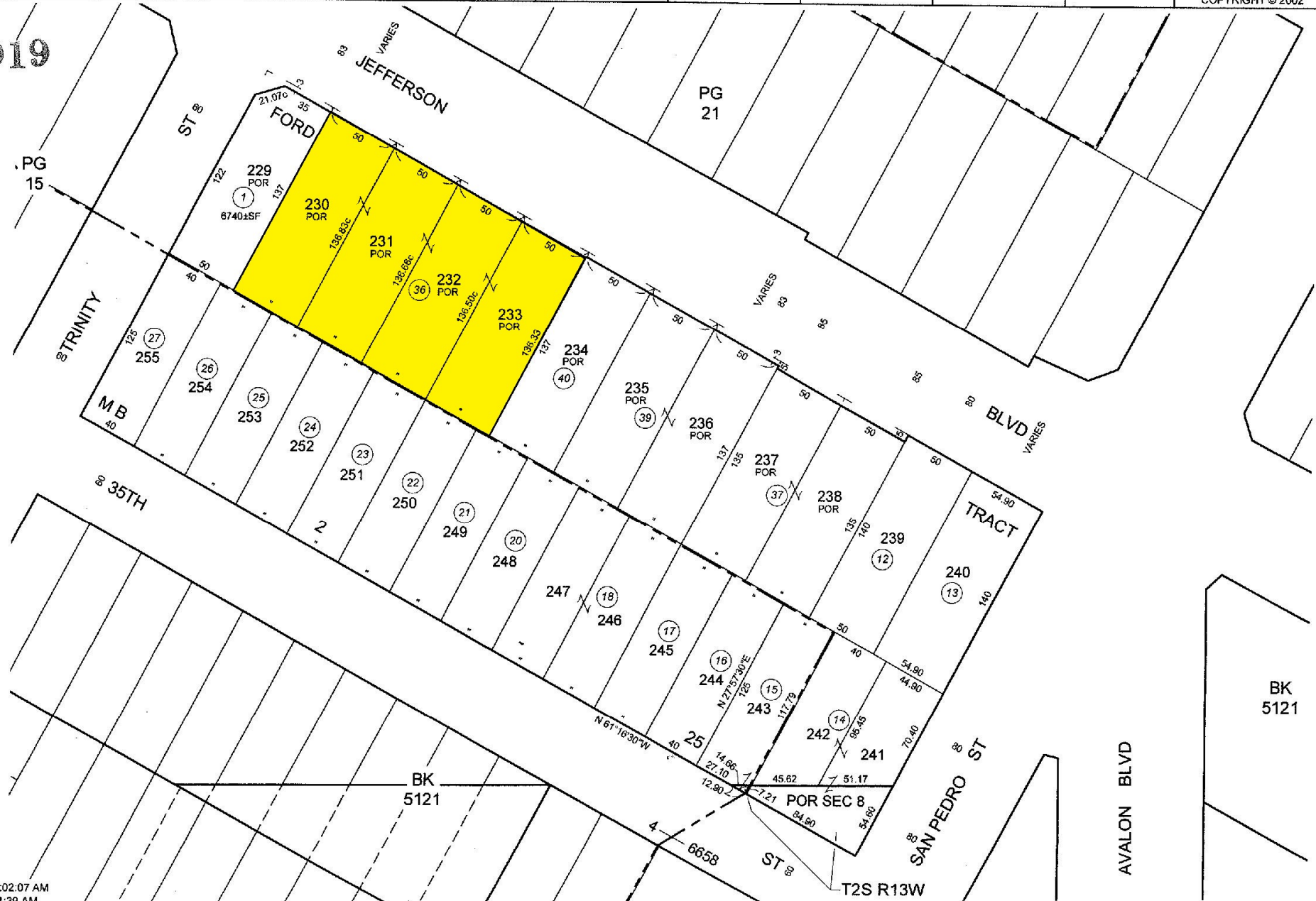
All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Buyer/Lessee must verify all information.

Property Highlights

- **Large fenced and gated yard**, ideal for secure outdoor storage, staging, loading, and fleet parking
- **Heavy 1,200 amps of electrical power**, suitable for manufacturing, fabrication, machinery, and power-intensive operations
- **Approximately 35 parking spaces**, providing excellent on-site parking and operational flexibility
- **18' minimum clear height**, supporting efficient warehouse, racking, production, and distribution uses
- **Three ground-level loading doors** for convenient loading access
- Strong Central LA location just south of the **Downtown LA Fashion District**, with access to Downtown LA, Vernon, and major industrial corridors
- Located within an **Opportunity Zone**, offering potential tax advantages for qualified buyers

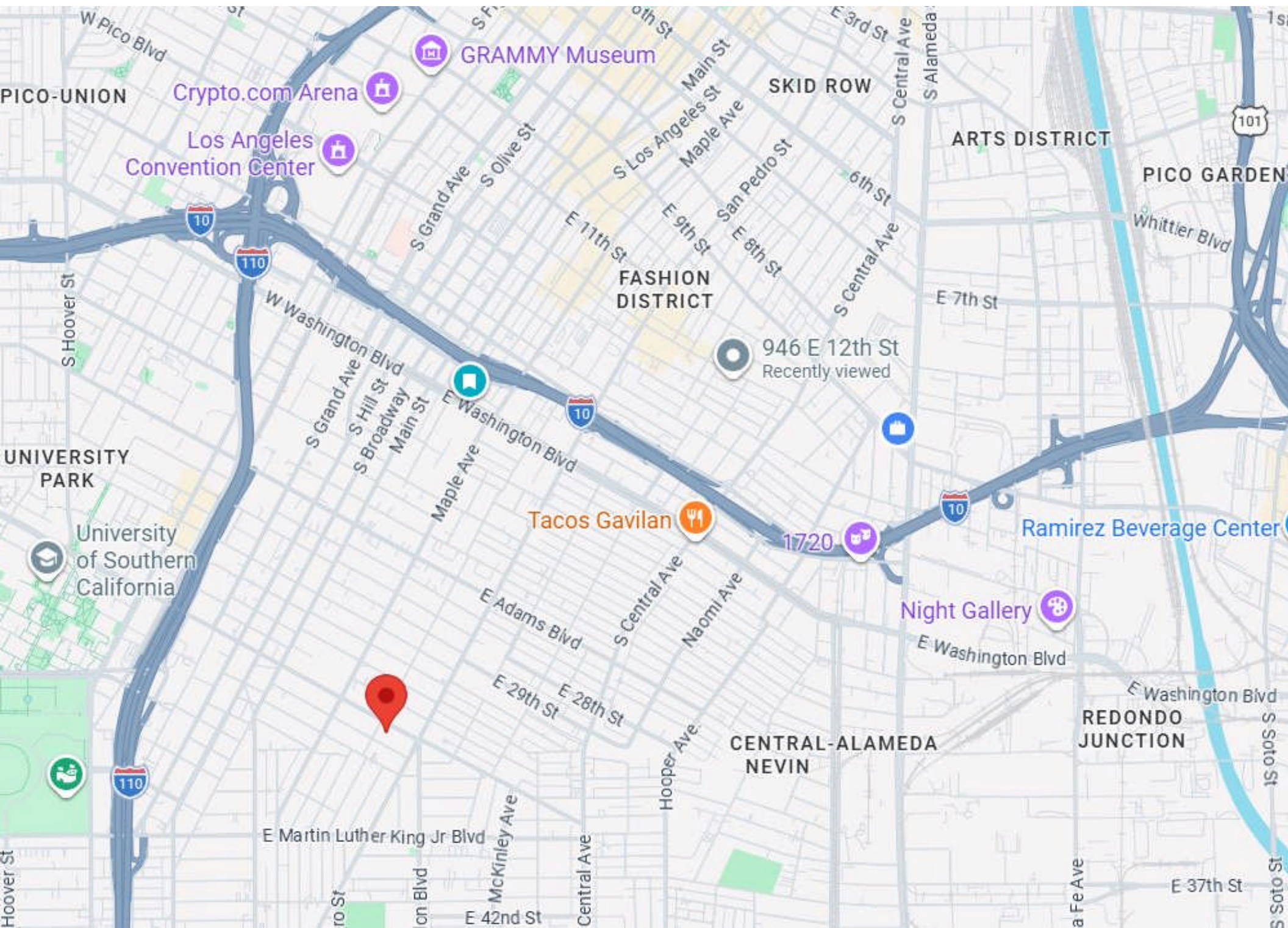


MAPPING AND GIS
SERVICES
SCALE 1" = 60'



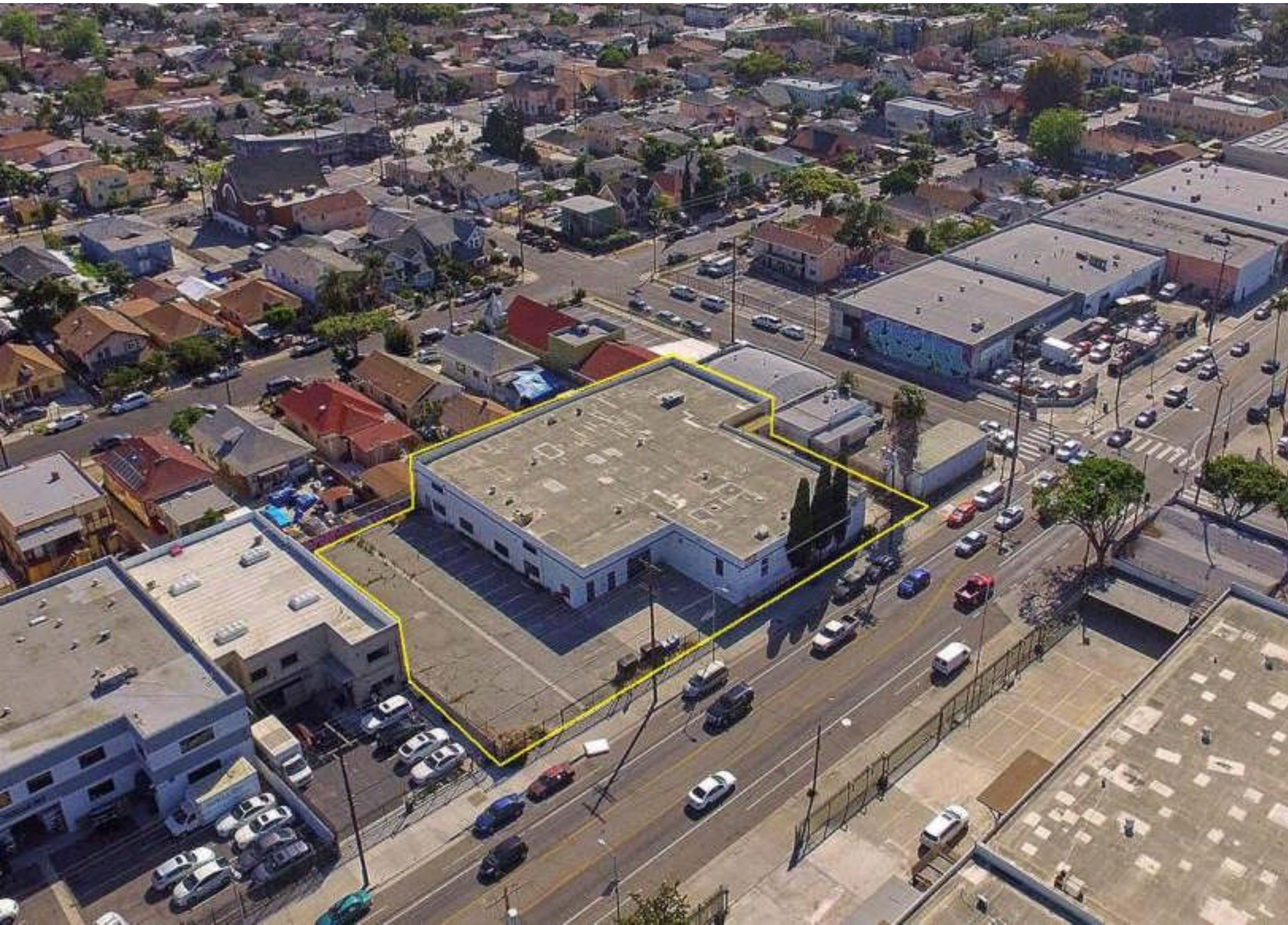
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