

Available SF 6,100 SF

Industrial For Sale

Building Size 6,100 SF



Address: 452-456 E 20th St, Los Angeles, CA 90011
Cross Streets: E 20th St/Trinity St

Standalone Industrial Building Offers
 ±3,300 SF of Beautiful Office Space
 Ideal Property for Clients Seeking a Small Ind Building
 Fenced Parking Lot for Approx. 6 Cars.
 Adjacent Secure Paid Parking Lot for Additional Parking
 ±520 SF Mezzanine, Not Included in The Bldg Size

Sale Price: \$2,074,000.00
Sale Price/SF: \$340.00
Available SF: 6,100 SF
Prop Lot Size: 0.17 Ac / 7,381 SF
Taxes:
Yard: Yes
Zoning: C2-2D-0-CPIO

Sprinklered:
Clear Height: 16' -
GL Doors/Dim: 1 / 10'x12'
DH Doors/Dim: 0
A: 200 V: 120/240 O: 3 W: 4
Construction Type:
Const Status/Year Blt: Existing / 1991

Whse HVAC:
Parking Spaces: 7 / Ratio: 1:1000:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 3,350 SF
Restrooms:
Office HVAC:
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 527 SF
Include In Available: No
Possession: COE
Vacant: N/A
To Show: Call broker
Market/Submarket: CBD
APN#: 5127018012

Listing Company: One Commercial Realty
Agents: [Steve \(Sung\) Kim 213-810-8949](mailto:Steve.Sung.Kim@onecommercial.la)

Listing #: 40246952 **Listing Date:** 04/29/2024 **FTCF:** CB000N000S000/A0AA

Notes: Occupied by the tenant - Text or email Steve @213-810-89489/ Steve@onecommercial.la to tour. Seller/Broker does not guarantee any information herein. Buyer must verify all info through independent investigation.

