# M2 44,534SF ON 1.72AC W/ 10 DOC…

2200 E 89th St, Los Angeles, CA 90002

# M2 44,534SF ON 1.72AC W/ 10 DOCKS & 4000 AMPS

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## Property Details

**Price: $6,995,000**

- 44,534SF OF M2 INDUSTRIAL BUILDINGS ON 1.72AC W/ 10 DOCK HIGHS AND HEAVY POWER ZONED LA COUNTY M2 PRICED TO SELL!
  - 44,534 sf of multiple masonry buildings that can be rented separately giving great rental flexibility

- Heavy power of 4,000 amps of 480/277 volt triple phase power, 10 dock high loading platforms & 2 drive in ground level doors

- Large 1.72AC paved and fully fenced parcel with multiple rolling entry gates - great for contractor's yard or other industrial use

- Great central unincorporated LA location 1 block off Alameda Street between the 10, 105 and 110 Freeways

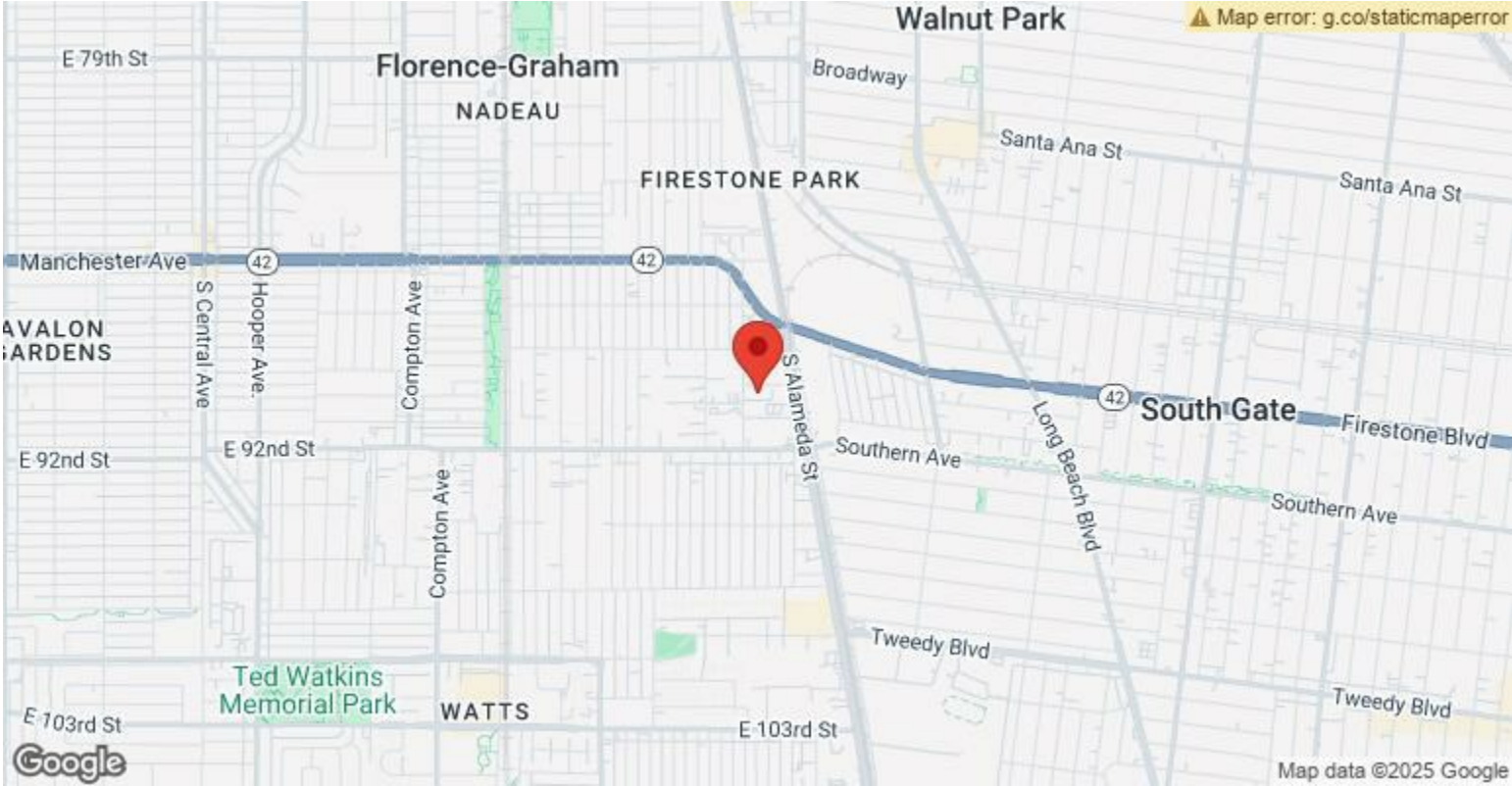- Fantastic M2 industrial opportunity in heart of LA County - priced to sell at only $157/SF for quick sale!

View the full listing here: https://www.loopnet.com/Listing/2200-E-89th-St-Los-Angeles-CA/34354669/

| | |
|---|---|
| Price: | $6,995,000 |
| Property Type: | Industrial |
| Property Subtype: | Warehouse |
| Building Class: | C |
| Sale Type: | Investment or Owner User |
| Lot Size: | 1.72 AC |
| Gross Building Area: | 44,534 SF |
| Rentable Building Area: | 44,534 SF |
| No. Stories: | 1 |
| Year Built: | 1949 |
| Tenancy: | Single |
| Parking Ratio: | 0.43/1,000 SF |
| Clear Ceiling Height: | 16 FT |
| No. Dock-High Doors/Loading: | 10 |
| No. Drive In / Grade-Level Doors: | 2 |

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## Location

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## Property Photos



Building Photo



Building Photo

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Interior Photo



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