

# FOR SALE

1366 S FLOWER ST  
LOS ANGELES, CA 90015

# ±8,555 SF

PRIME DOWNTOWN LA  
SOUTH PARK LOCATION  
WALKING DISTANCE TO LA  
CONVENTION CENTER

For more information, please contact:

**Daniel Park**

(213) 446-0396

[Danielpark777@hotmail.com](mailto:Danielpark777@hotmail.com)

DRE# 01227056

**PARK INDUSTRIAL**  
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

Park Industrial Realty  
800 McGarry St, 5<sup>th</sup> Floor  
Los Angeles, CA 90021  
Corporation DRE# 01983713

Building SF:	8,555 SF	• Excellent owner user opportunity
Land SF:	8,874 SF	• Prime Downtown LA South Park location within a walking distance to LA Convention Center
Office SF:	2,300 SF	
Clear Height:	14'	• On site parking (6 spaces in rear)
# Parking:	6	• Located in Opportunity Zone
Loading:	1 GL (10X12)	• Ground level loading door in rear
Year Built:	1926	• Clear span warehouse
Zoning:	[HB3-G1-5][CX3-FA][CPIO-O]	• Almost fully air-conditioned building
APN:	5134-011-021	• 14' minimum clear height
Sale Price:	\$2,690,000 (\$314.44/SF)	• 21' ceiling height

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.

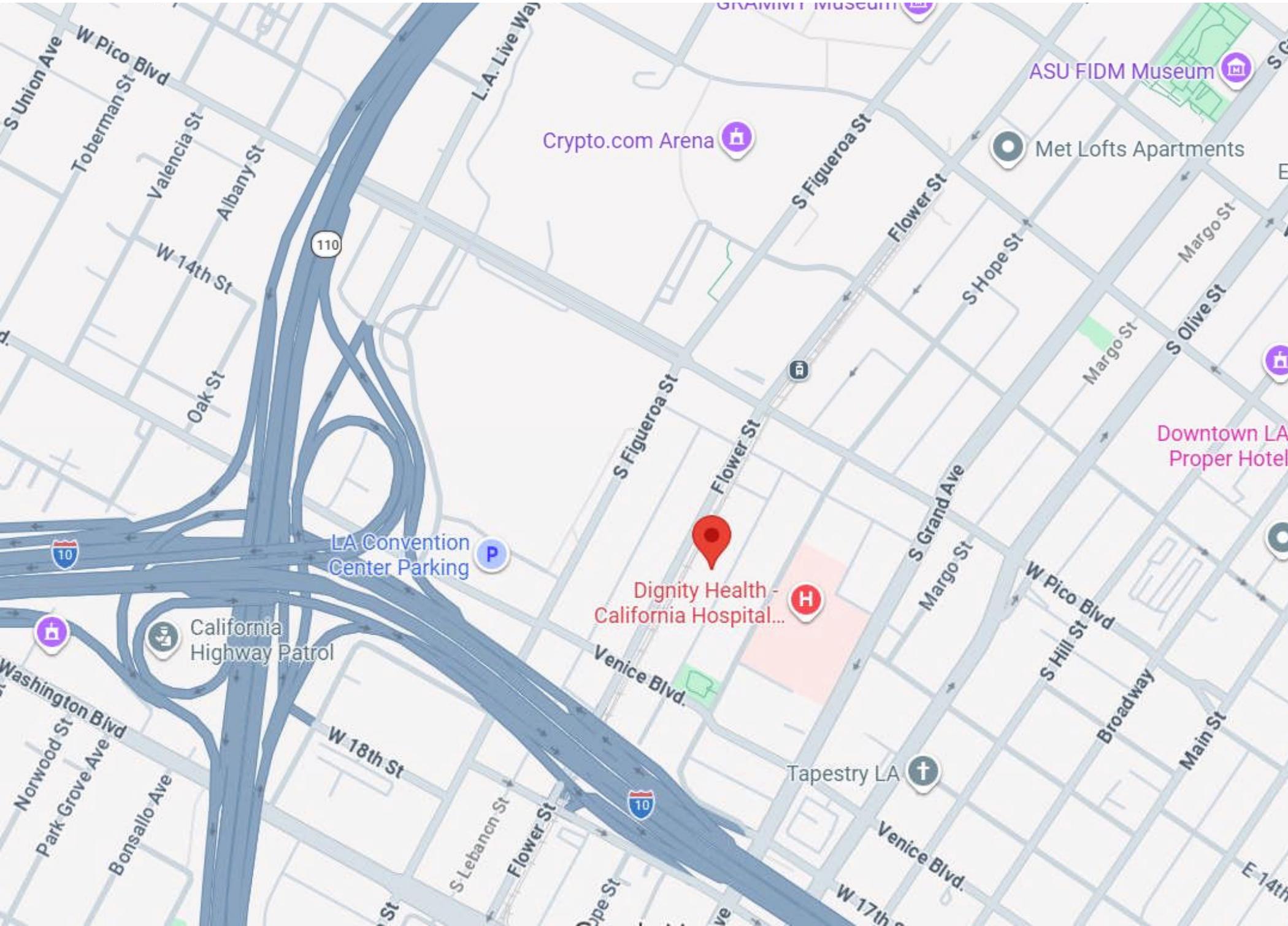
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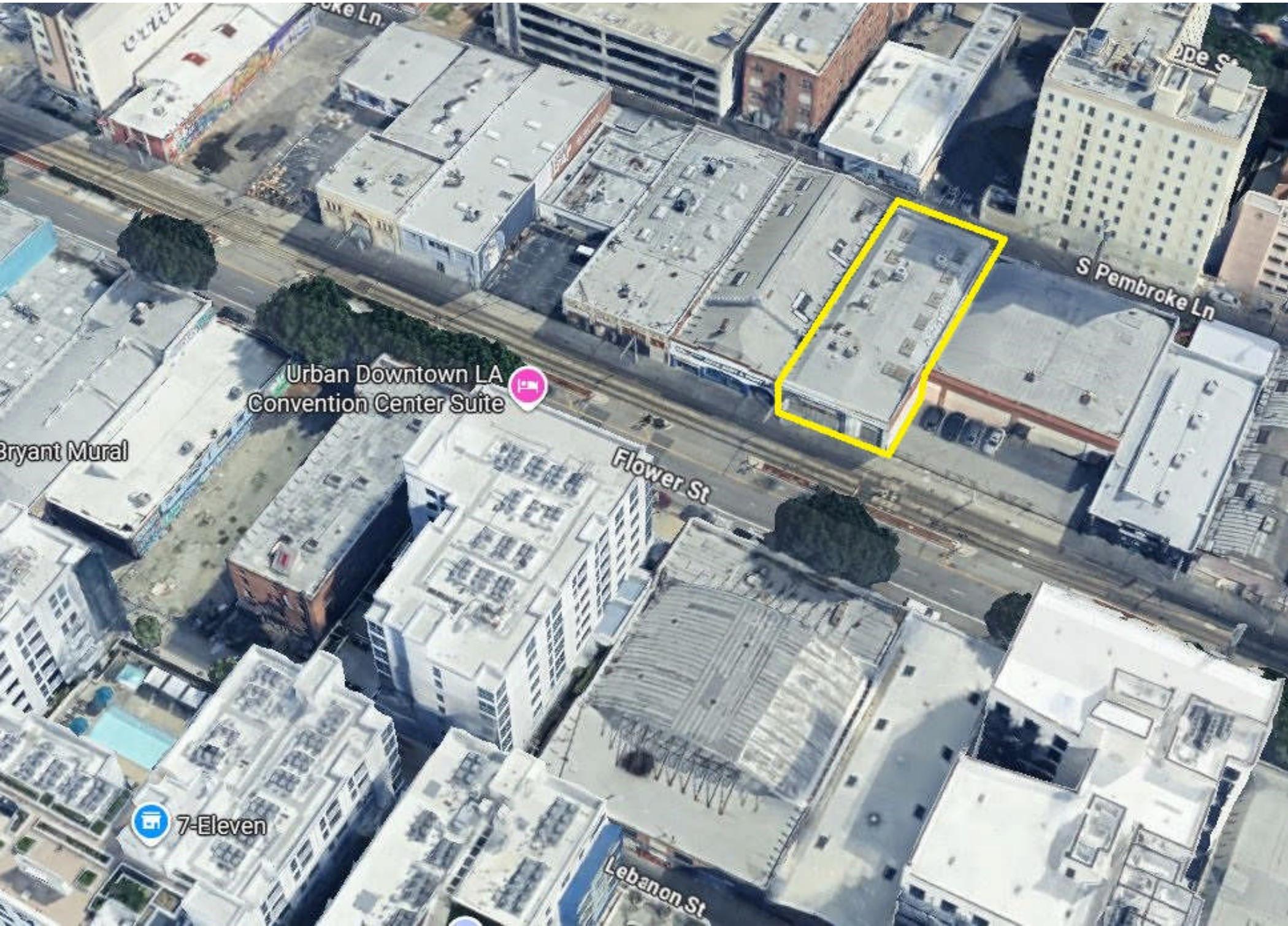
2017



MAPPING AND GIS SERVICES SCALE 1" = 80'

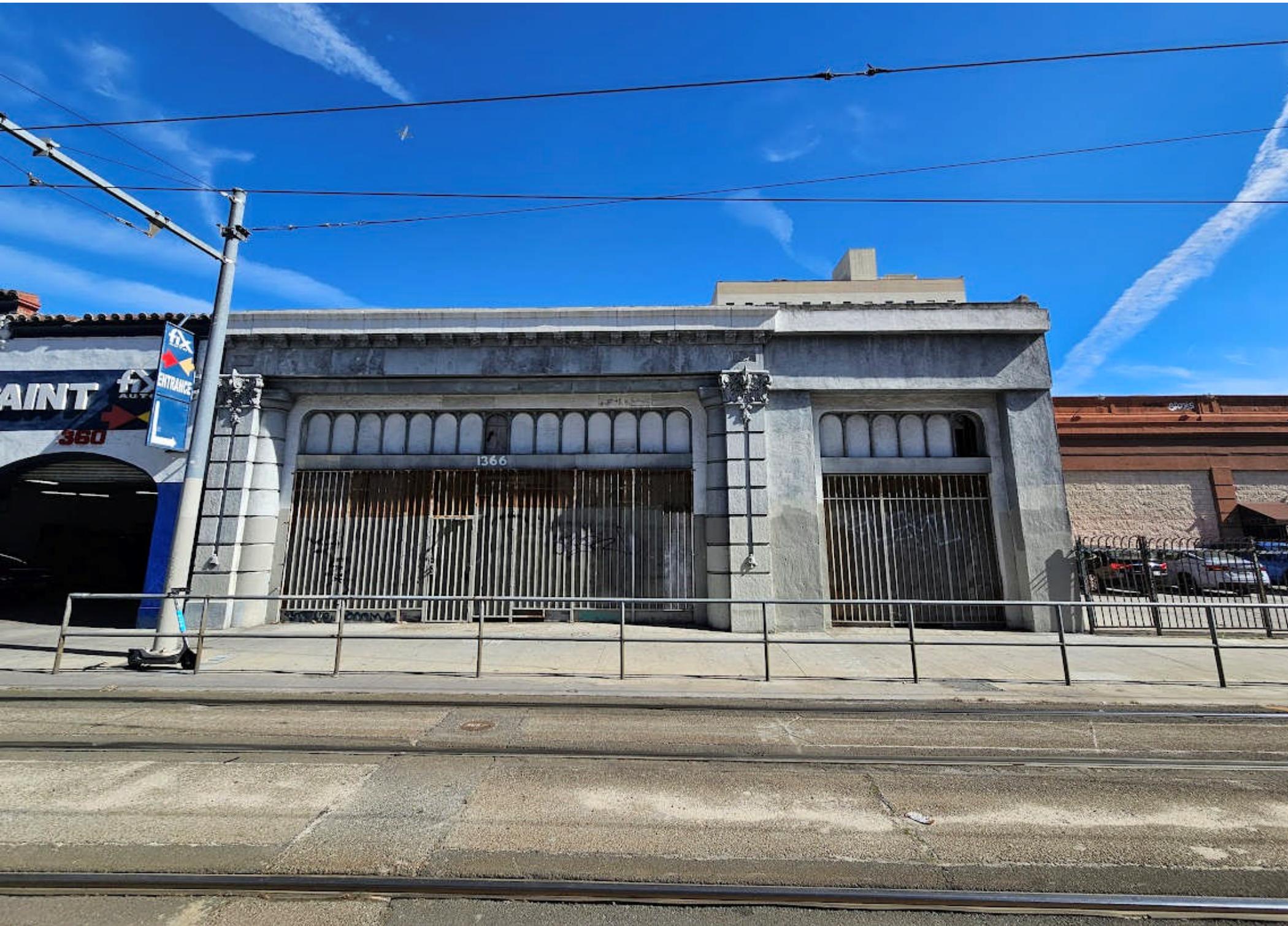






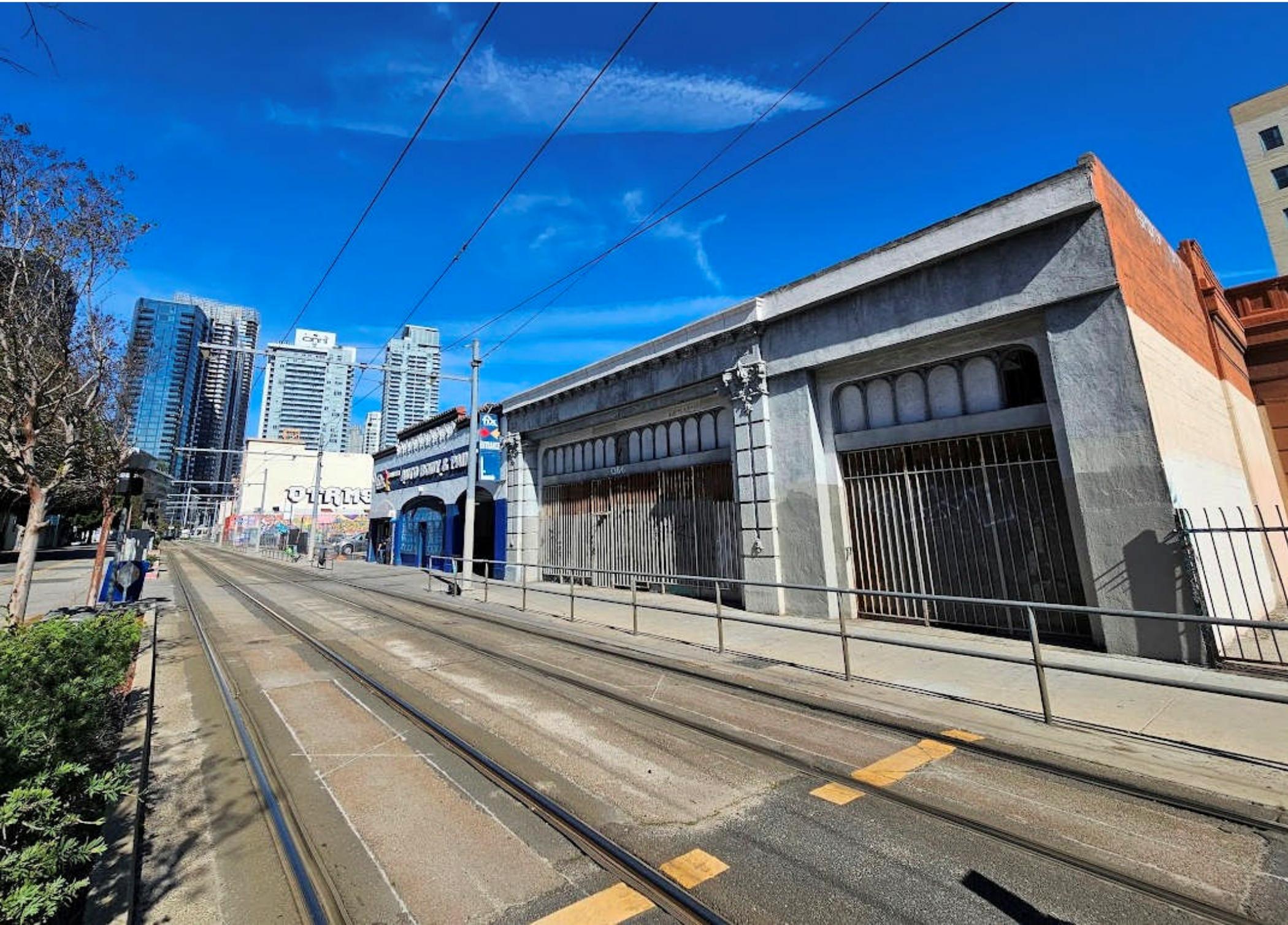
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