

FOR SALE

±6,040 SF

1374 E 16TH ST, LOS ANGELES, CA 90021



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PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

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

Executive Summary

1374 E 16th Street offers an excellent owner-user or investor opportunity to acquire a ±6,040 SF freestanding industrial building in the Downtown Los Angeles Fashion District. The property sits on a large ±11,761 SF lot and features a secure fenced and gated yard with approximately 15 on-site parking spaces, providing a rare and valuable parking and loading advantage in this tight urban industrial market.

The building includes approximately 1,240 SF of clean, well-maintained office space, functional warehouse area with approximately 14' minimum clear height, one ground-level loading door, and heavy 400 amp, 120/240 volt, 3-phase electrical power. Its configuration is well-suited for a variety of users including manufacturing, warehousing, distribution, apparel, wholesale, and other industrial operations.

Located near the heart of the Downtown LA Fashion District, the property benefits from immediate access to the 10 Freeway on/off ramps, offering excellent transportation efficiency and proximity to Downtown LA, Vernon, and key regional distribution corridors. With its combination of functional building improvements, secure yard, on-site parking, and central location, 1374 E 16th Street represents a strong small industrial purchase opportunity at an asking price of \$1,500,000, or approximately \$248.34 per square foot.

Property Details

Building SF:	6,040 SF
Land SF:	11,761 SF
Office SF:	1,240 SF
Year Built:	1965
Clear Height:	14'
# Parking:	15
Loading:	1 GL (10'X10')
Power:	400 A, 120-240 V, 3 Ph, 4 W
Zoning:	[LF1-WH1-6][I1-N]
Sale Price:	\$1,500,000 (\$248.34/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

- Freestanding industrial building with a large, secure fenced and gated yard
- Warehouse space with approximately 14' minimum clear height
- Equipped with heavy 3-phase electrical power
- Approximately 15 on-site parking spaces for employees and visitors
- Immediate access to the 10 Freeway on/off ramps for efficient transportation and logistics
- Includes a clean and well-maintained office area
- Located in the Downtown LA Fashion District, offering proximity to key business and distribution hubs
- Well-suited for manufacturing, warehousing or distribution

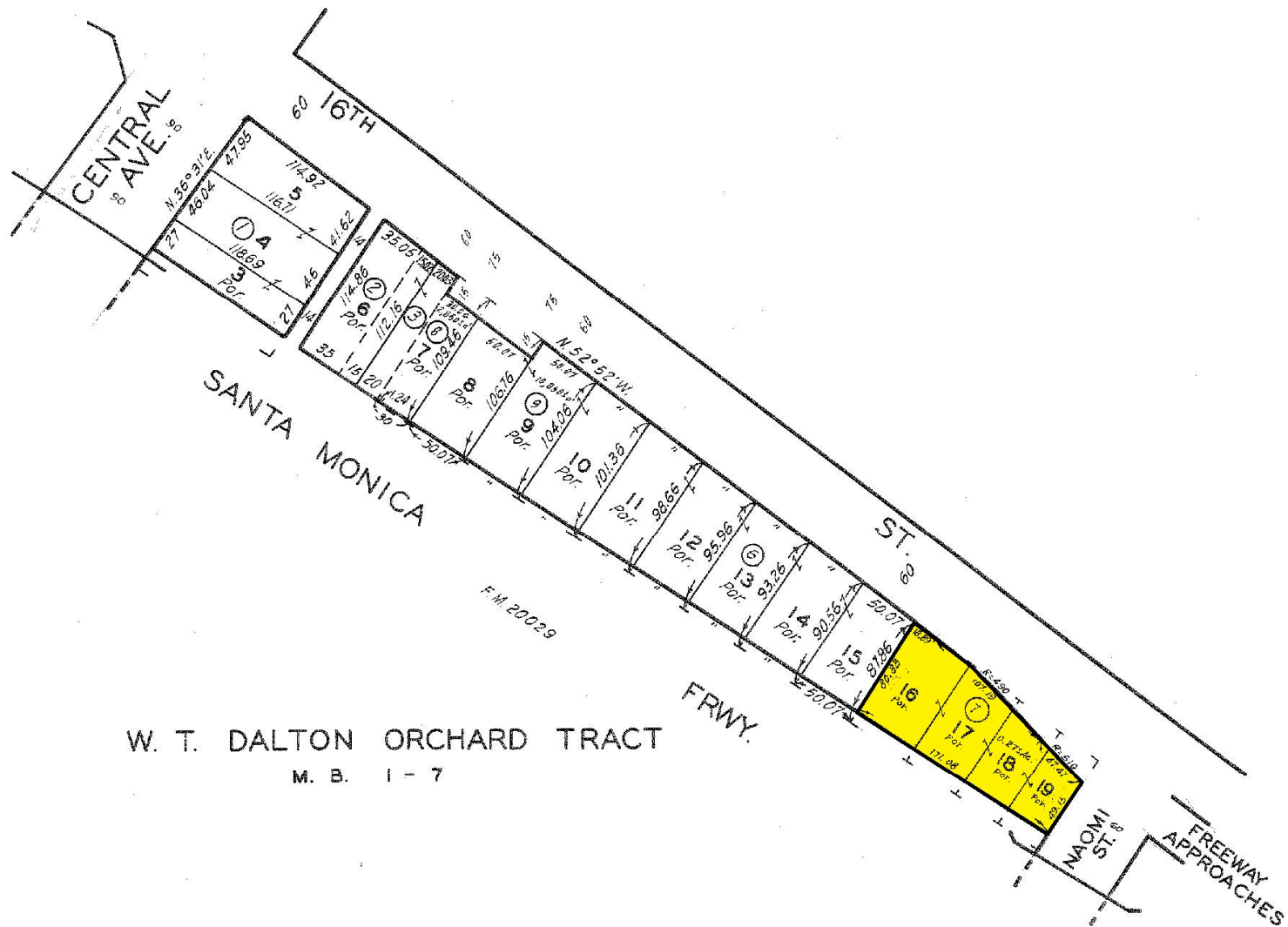
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SCALE 1" = 80'

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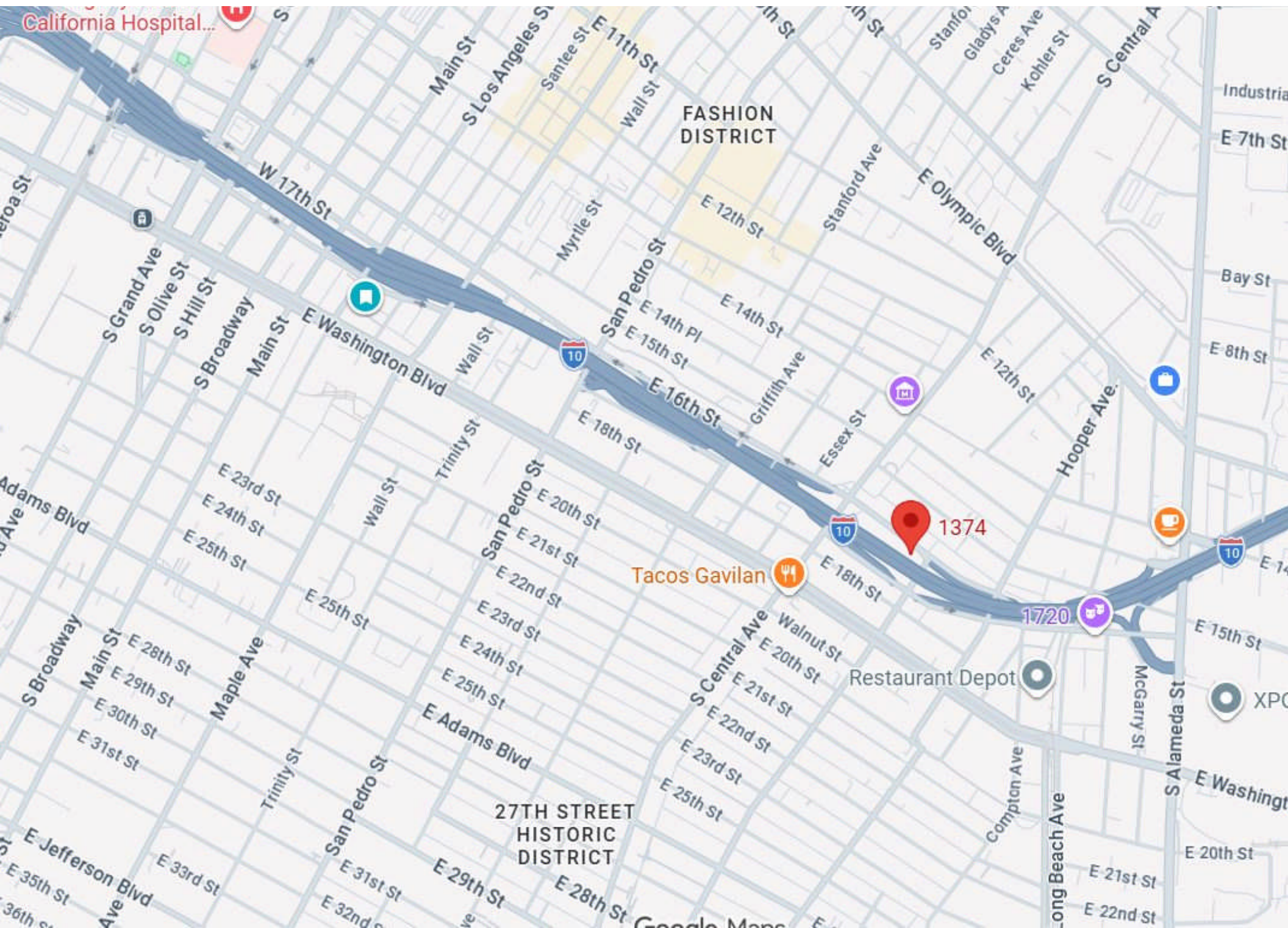
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FOR PREV. ASSMT. SEE: 1326-1

FOR SALE | ±6,040 SF INDUSTRIAL BUILDING

1374 E 16TH ST



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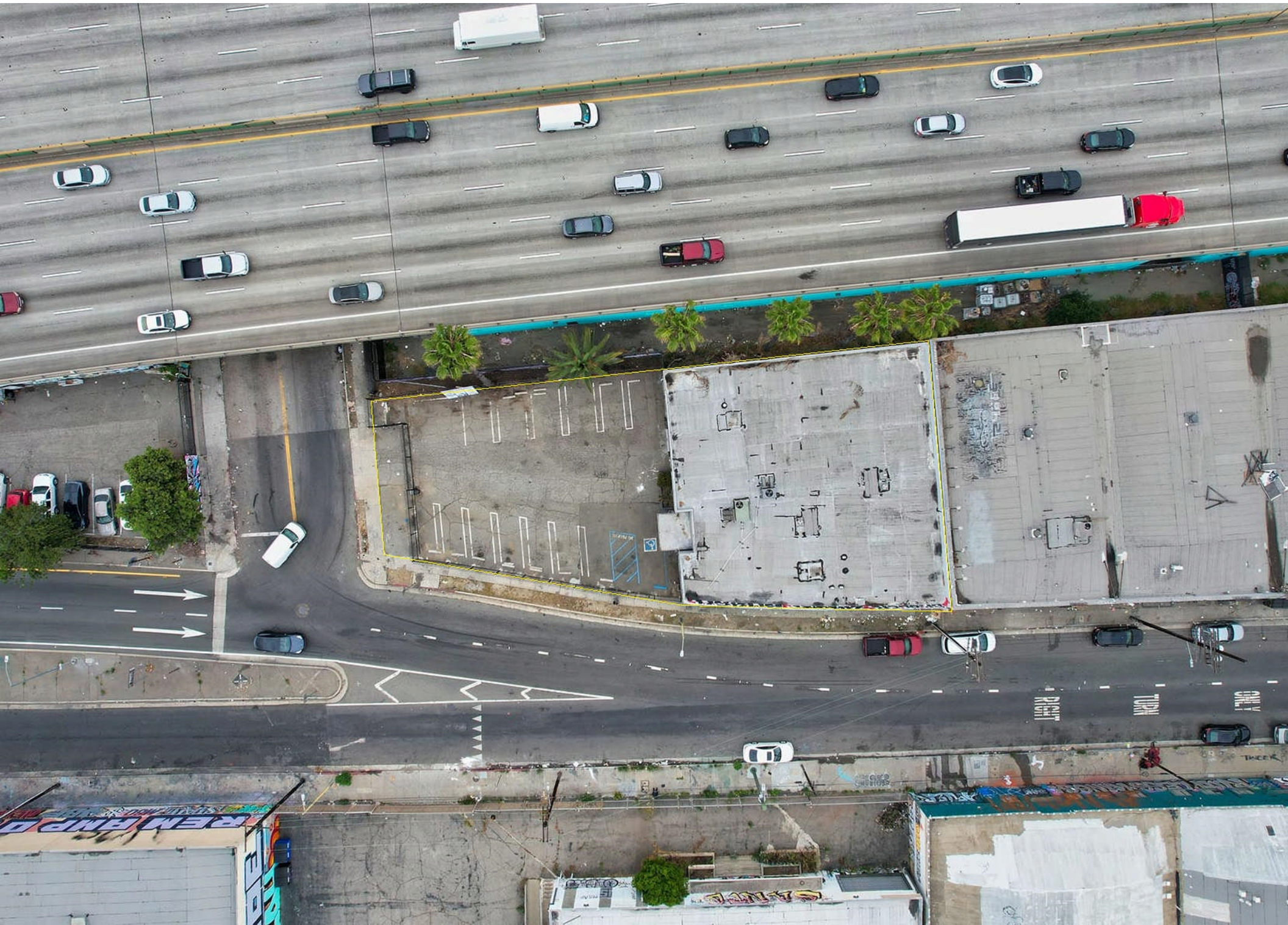
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