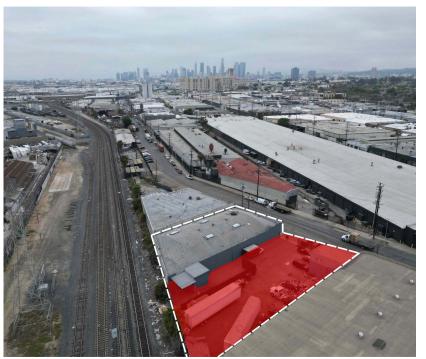
3132 E PICO BOULEVARD Los Angeles. CA 90023 · 10.0005F · INDUSTRIAL WAREHOUSE



ABOUT THE PROPERTY

- 10,000-Square-Foot Industrial Property Situated on 0.33 Acres of Land
- Owner-User or Investor Lease Up Opportunity
- Features Bow Truss Ceiling with 13'-18' Clear-Height, One (1) Dock High Loading Door and One (1) Ground-Level Door
- Renovated in 2024 with New HVAC, Three-Phase Power, and 1,500 SF of Brand New Office

ABOUT THE LOCATION

- Situated Within the Vernon Submarket Which Boasts a Staggering 84.5 million Square-Feet of Industrial Product
- Strategically Located with Direct Access to Interstate 5 and 10
- Less than 20 Miles from Downtown Los Angeles, LAX, and the Ports of Los Angeles/Long Beach





THE OFFERING Purchase Price Price Per SF \$2,800,000 \$280.00

| Building Square Feet | 10,000 |
|----------------------|-----------------------|
| Lot Size (Acres) | 0.33 |
| Lot Size (SF) | 14,375 |
| Price/Land SF | \$194.78 |
| Year Built | 1954 |
| Clear Height | 13'-18' |
| Loading | (1) Dock High Loading |
| | (1) Ground Level Door |
| Construction Type | Reinforced Concrete |
| Zoning | M3-1 |

EXCLUSIVELY LISTED BY:

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