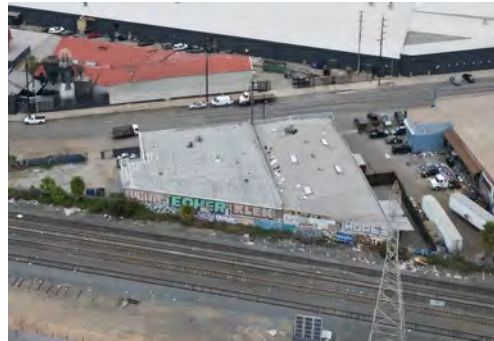
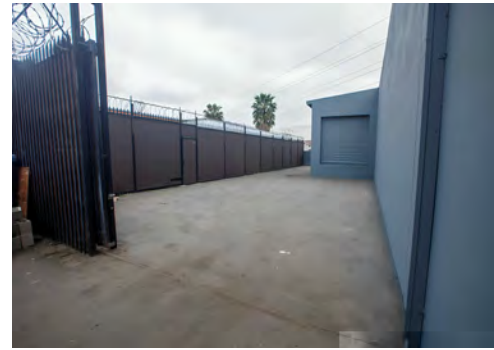


3132 E PICO BOULEVARD

LOS ANGELES, CA 90023 • 10,000SF • 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-Foot 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 **\$2,800,000** Price Per SF **\$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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