

FOR SALE

154 W 23RD STREET
LOS ANGELES, CA 90007

±7,621 SF

INDUSTRIAL BUILDING

For more information, please contact:

Daniel Park

(213) 446-0396

Danielpark777@hotmail.com

DRE# 01227056

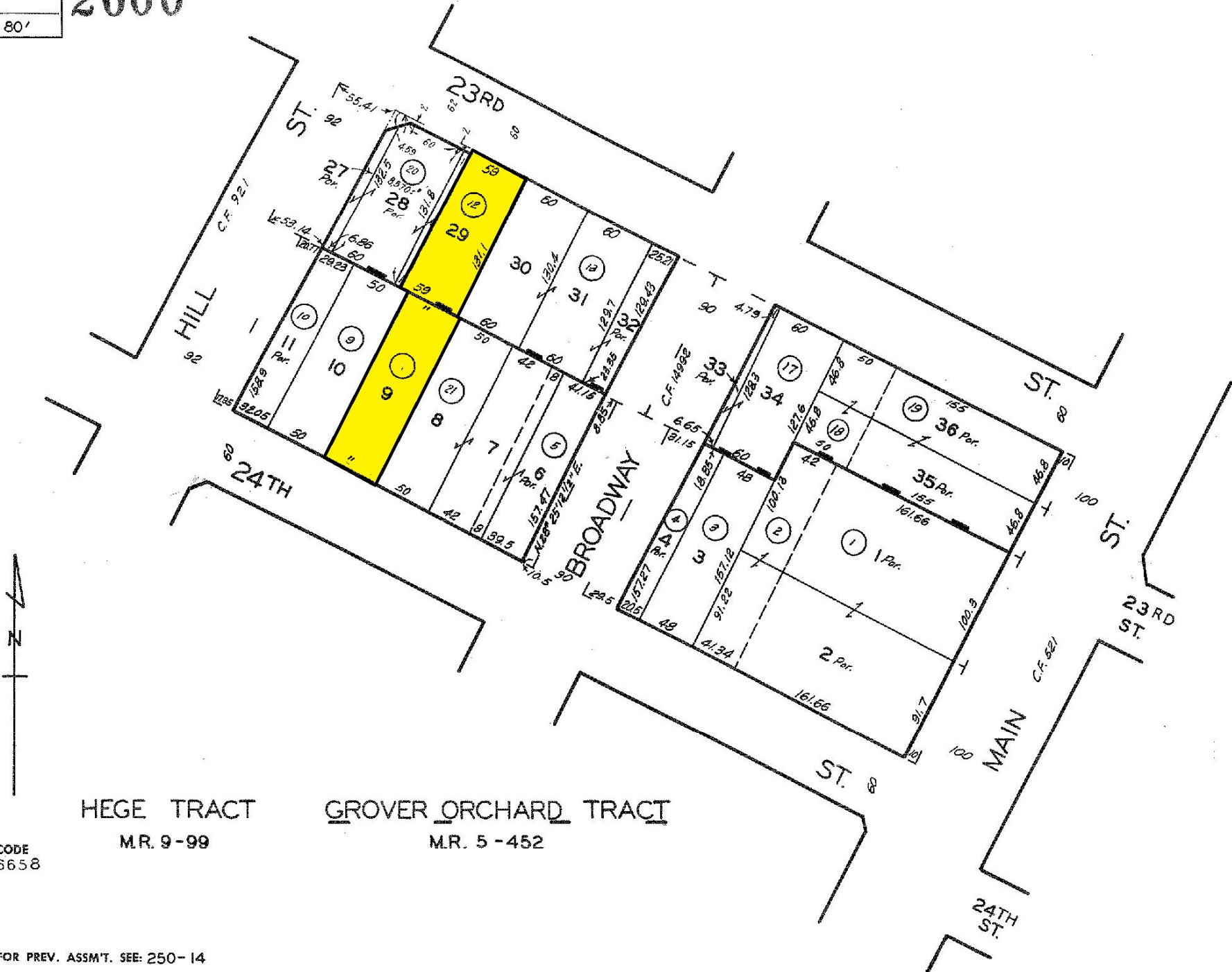
PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

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

Building SF:	7,621 SF	• Excellent owner-user purchase opportunity
Land SF:	15,685 SF	• Hard to find industrial building with large yard close to Downtown LA just 3 blocks south of Washington Blvd
Office SF:	1,600 SF	
Year Built:	1962	• Approximately 8,000 square feet of secure fenced & gated yard for 25 car parking and truck loading
Clear Height:	14'	
Power:	400a, 120-240v, 3p, 4w	• Heavy 3 phase electrical power – 400 amp
Loading:	2 GL	• Two street frontage – 23 rd St & 24 th St
# Parking:	25	• 2 ground level doors
Zoning:	M1	• Excellent freeway access
Sale Price:	\$2,150,000 (\$282.11/SF)	• Opportunity zone
		• APN: 5126-034-008, -012

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.

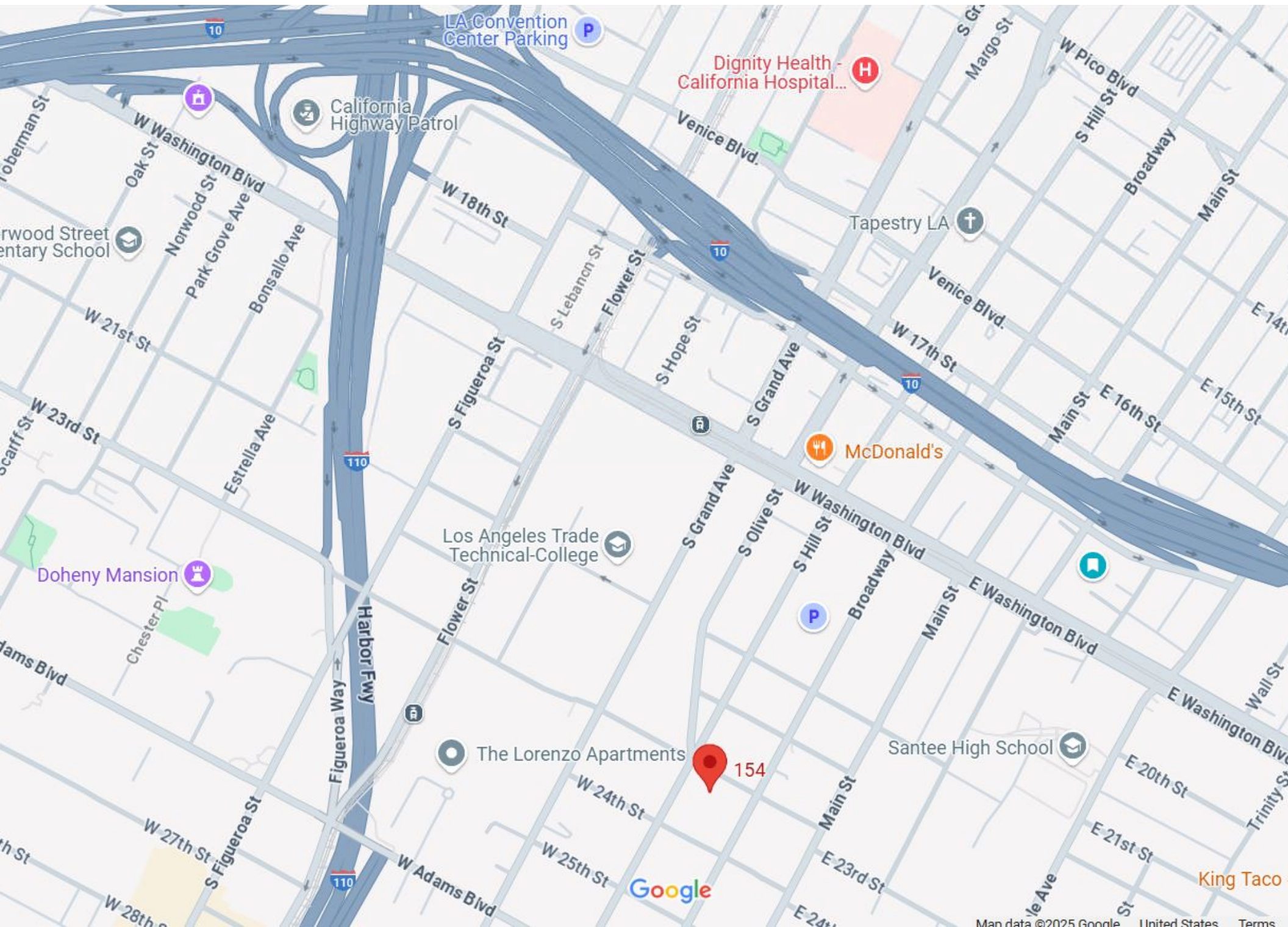
5126 | 34 | 2000
SCALE 1" = 80'



CODE
6658

HEGE TRACT
MR. 9-99

GROVER ORCHARD TRACT
MR. 5-452





FOR SALE | ±7,621 SF Industrial Building

154 W 23rd Street





FOR SALE | ±7,621 SF Industrial Building

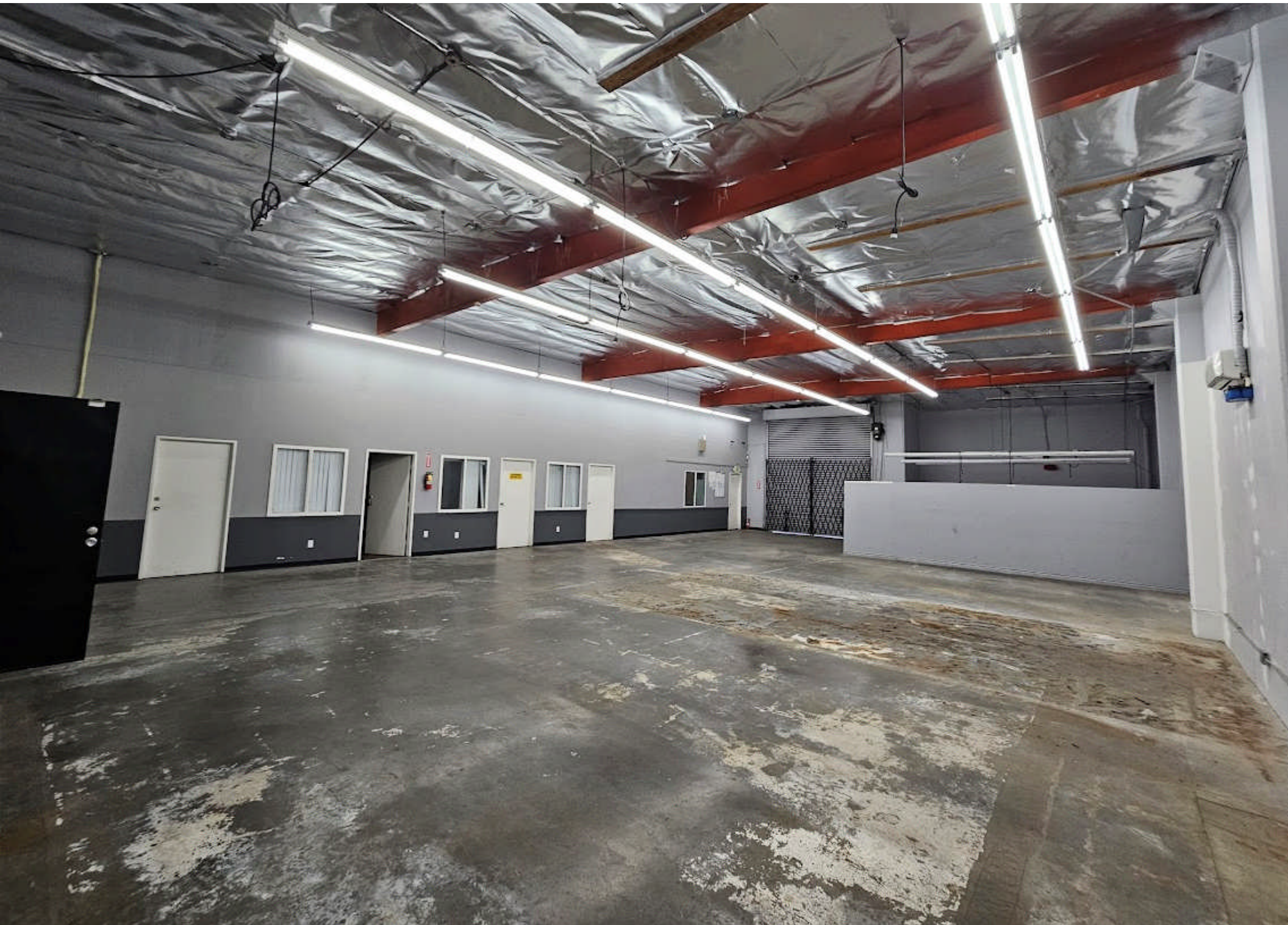
154 W 23rd Street



FOR SALE | ±7,621 SF Industrial Building

154 W 23rd Street





FOR SALE | ±7,621 SF Industrial Building

154 W 23rd Street



FOR SALE | ±7,621 SF Industrial Building

154 W 23rd Street

