

FOR SALE

516 E JEFFERSON BLVD
LOS ANGELES, CA 90011

±14,681 SF

INDUSTRIAL BUILDING
HIGH CEILING
LARGE YARD
CLOSE TO DOWNTOWN LA



For more information, please contact:

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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

Property Details

Building SF:	14,681 SF
Land SF:	27,333 SF
Office SF:	1,500 SF
Year Built:	1967
Clear Height:	18'
# Parking:	35
Loading:	3 GL
Power:	1200 A, 120-240 V, 3 P, 4 W
Zoning:	M1-1-CPIO
Sale Price:	\$4,480,000 (\$305.16/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

- Functional layout and infrastructure to support a wide range of industrial operations
- Rare chance to acquire a well-equipped facility in a high-demand Central Los Angeles submarket
- Equipped with 1,200 amps of electrical power, suitable for intensive manufacturing, fabrication, or specialized equipment
- Large fenced and gated yard great for storage, staging, or fleet operations
- Approximately 35 parking spaces
- High-clearance warehouse - 18' minimum clear height
- Features three (3) ground-level loading doors
- Situated within a designated Opportunity Zone, offering potential tax benefits
- Positioned just south of the Downtown LA Fashion District

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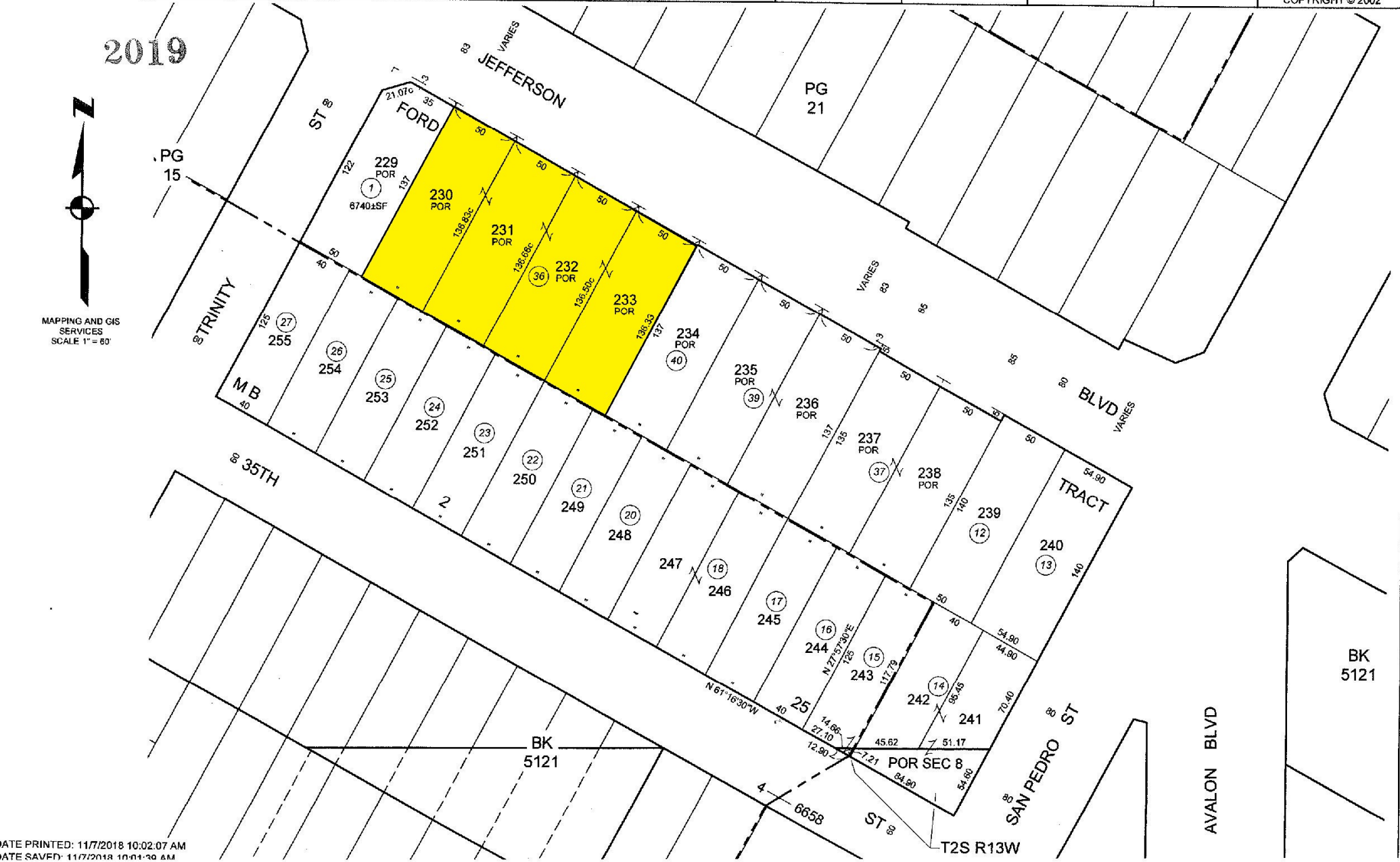
516 E JEFFERSON BLVD

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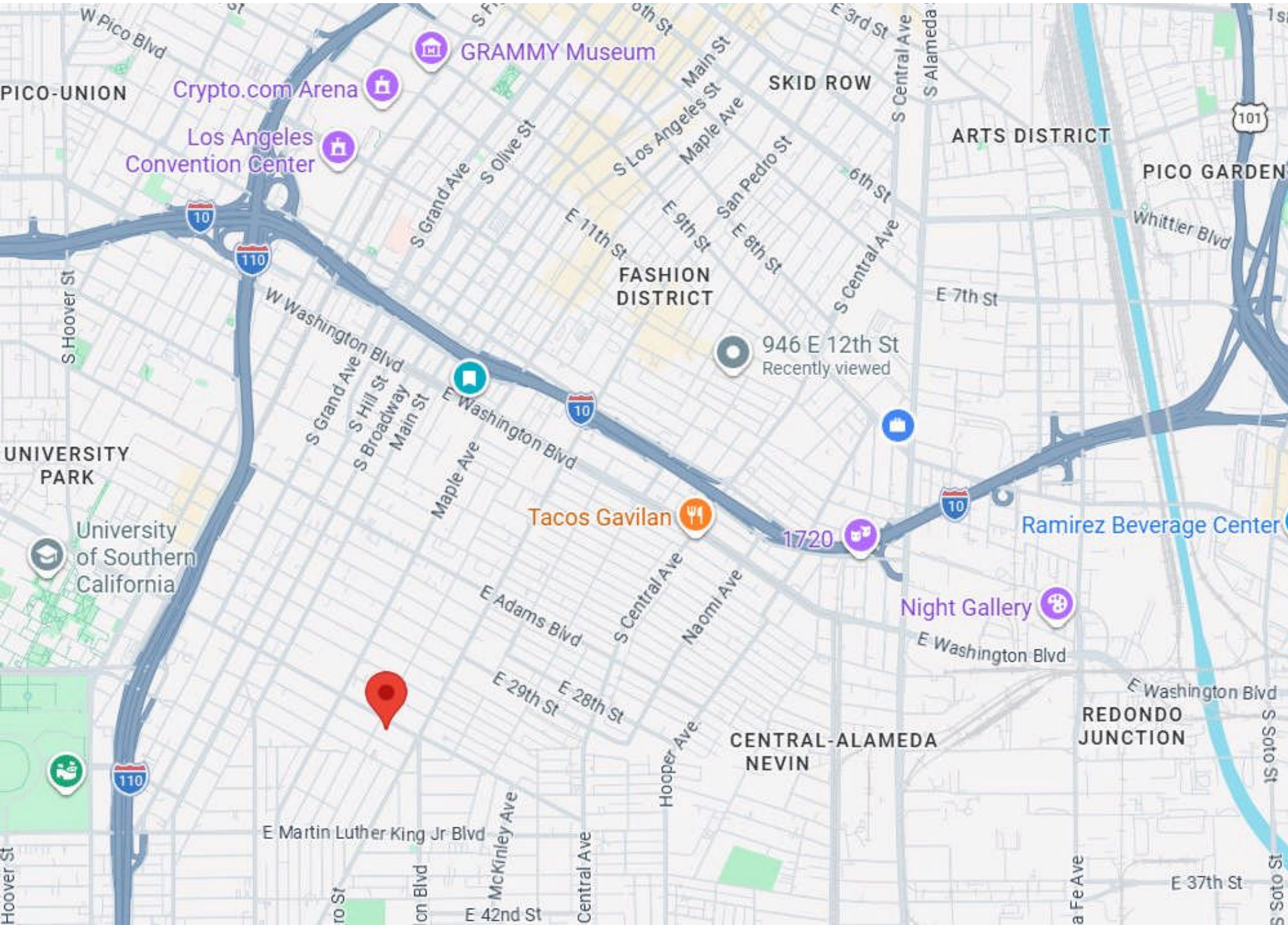
MAPPING AND GIS
SERVICES
SCALE 1" = 60'



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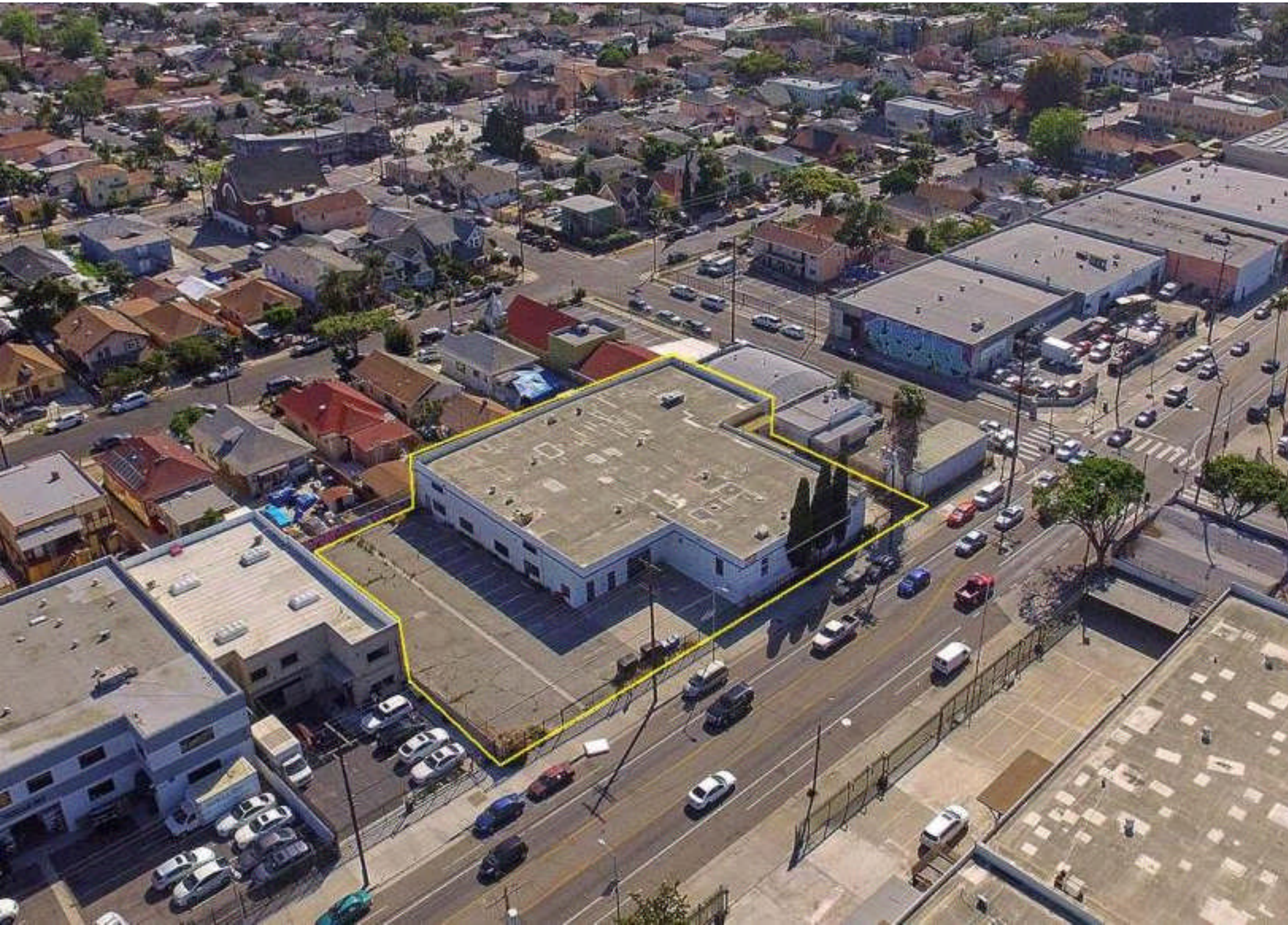
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