

Cushman &amp; Wakefield

900 Wilshire Blvd, Suite 2400 Los Angeles, CA 90017 | 213-955-5100

**Available SF** 18,440 SF

**Industrial For Sale - Hold**
**Building Size** 18,440 SF

**Address:** 3800 S Hill St, Los Angeles, CA 90037

**Cross Streets:** S Hill St/W 38th St

Functional Free Standing Building  
 ±5,624 SF 2 Story Upgraded Office, 19 Parking Stalls  
 ±3,800 SF Production/Packaging Area w/ 12' Clearance  
 20'-27' Warehouse Clearance, 2 Large GL Doors  
 Large Private Parking Lot w/Electric Rolling Gate  
 Heavy Power (Verify), Excellent Access to 110 Fwy

**Sale Price:** \$5,750,000.00  
**Sale Price/SF:** \$311.82  
**Available SF:** 18,440 SF  
**Prop Lot Size:** 0.50 Ac / 21,780 SF  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** M1-2

**Sprinklered:** No  
**Clear Height:** 20' - 27'  
**GL Doors/Dim:** 2 / 12'x14'  
**DH Doors/Dim:** 0  
**A: 600 V: 0: W:**  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1988

**Whse HVAC:**  
**Parking Spaces:** 19 / **Ratio:** 1.0:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 5,624 SF  
**Restrooms:** 6  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 1,712 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** CBD  
**APN#:** 5122-038-029

**Listing Company:** Cushman & Wakefield  
**Agents:** [Jae Yoo 213-629-6551](mailto:jae.yoo@cushwake.com), [Brandon Gill 213-629-6528](mailto:brandon.gill@cushwake.com), [Brandon Burns 213-629-6541](mailto:brandon.burns@cushwake.com)

**Listing #:** 44632625

**Listing Date:** 04/01/2026

**FTCF:** CB000N000S000

**Notes:** Buyer to verify all info.