

FOR SALE OR LEASE

19,185 SF
INDUSTRIAL BUILDING

2429 E OLYMPIC BLVD
LOS ANGELES, CA 90021



SALE PRICE

\$4,995,000

\$268.36 / SF

LEASE RATE

\$18,225/Mo

\$0.95 / SF, Gross

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The information contained herein is from sources we believe to be reliable but, we do not guarantee its accuracy. All measurements & dimensions are approximations and are not to scale.

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INVESTMENT HIGHLIGHTS

Rare divisible clear-span industrial building just outside the Arts District — one of Downtown LA's most sought-after creative/industrial submarkets.

Dock-high loading - 3 positions, fenced and paved yard, 18 on-site parking

18' clear height, divisible into two no posts units of 7,360 SF and 11,825 SF with separations already in place.

Excellent signage exposure - one door from the major Olympic Blvd / Santa Fe Ave intersection.

One block to I-10, I-5 and SR-60 on-ramps — direct connectivity to the Ports of LA / Long Beach and the Inland Empire.

Federally designated Opportunity Zone census tract — potential capital-gains tax deferral for qualifying investors.

Additional Loading via West Alley Loading Doors

1,375 SQ FT Load-bearing concrete mezzanine rated 200 lbs/SF.

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PROPERTY SNAPSHOT

BUILDING SIZE	19,185 SF
LOT SIZE	0.58 AC / 25,353 SF
YEAR BUILT	1965
CONSTRUCTION	Tilt-Up
ZONING	LF1-WH1-6
APN	5168-029-016
SALE PRICE	\$4,995,000
PRICE / SF	\$260.36
LEASE RATE	\$18,225/Mo
LEASE RATE / SF	\$0.95, Gross
TERM	3-5 Yrs w/ COLAs
POSSESSION	9/1/2026
SUBMARKET	CBD / DTLA Industrial

OPPORTUNITY ZONE

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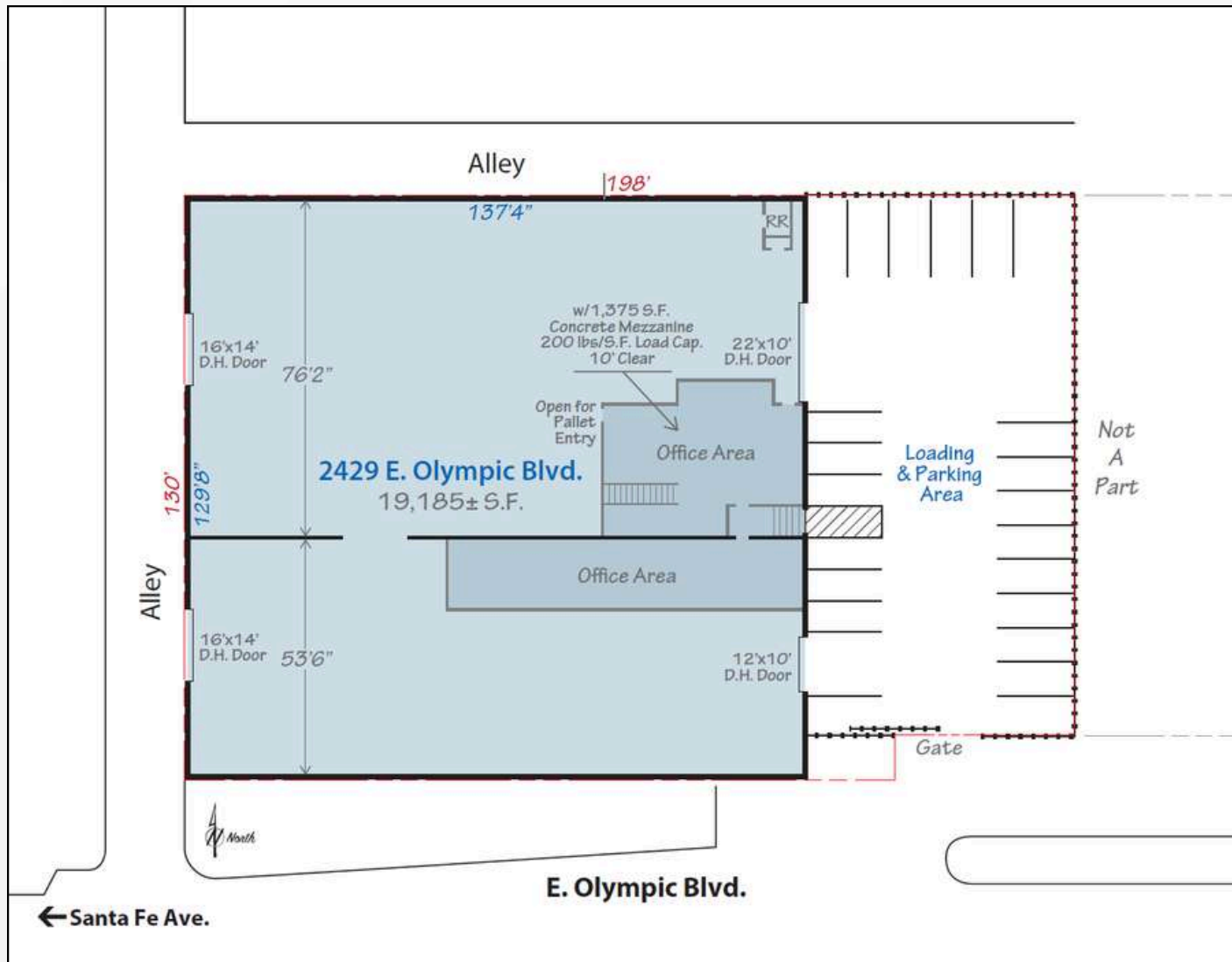
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SITE PLAN

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PROPERTY SPECIFICATIONS

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18' Clear WAREHOUSE CEILING HEIGHT	Dock High Loading (1) 22'×10" · (1) 12'×10" (2) 16'×14" ALLEY	18 Parking 0.9 / 1,000 SF	Divisible 7,360 & 11,825 SF
BUILDING & SITE			
AVAILABLE / MIN. SF			19,185 SF
OFFICE SF			2,700 SF (8 rooms)
UNFINISHED MEZZANINE			0 SF
STORAGE MEZZANINE			1,375 SF (incl. in avail.)
RESTROOMS			5
CLEAR HEIGHT			18'
CONSTRUCTION			Tilt-Up, existing, built 1965
SPRINKLERED			No
YARD			Fenced / Paved
OFFERING TERMS			
FOR SALE			\$4,995,000
PRICE / SF			\$260.36
FOR LEASE			\$18,225/Mo
LEASE RATE / SF			\$0.95, Gross
TERM			3-5 years, periodic COLAs
POSSESSION			9/1/2026

LOADING & POWER

DOCK-HIGH POSITIONS	3 total
DOOR DETAIL	(1) 22'x10', (1) 12'x10'
GRADE-LEVEL DOORS	0
POWER	200A / 240V / 3-Phase / 3-Wire
ADDITIONAL SERVICE	150A, 240V, 1-Phase
PARKING	18 spaces (0.9 / 1,000 SF)

LOCATION & ZONING

ZONING	LF1-WH1-6 (Ltd. Industrial)
MARKET / SUBMARKET	CBD - DTLA Industrial District
APN	5168-029-016
CROSS STREETS	S Santa Fe Ave / E Olympic Blvd

DIVISIBILITY

Existing demising wall allows the building to be leased or sold as two independent clear-span suites - 11,825 SF and 7,360 SF - or as a single 19,185 SF unit.

ACCESS

Loading via 22'x10" and 12'x10" dock-high doors in the fenced yard, plus (2) 16'x14" dock-high doors off the west alley.

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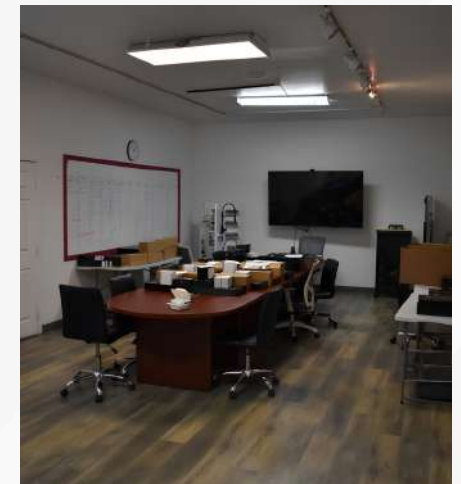
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PROPERTY PICTURES

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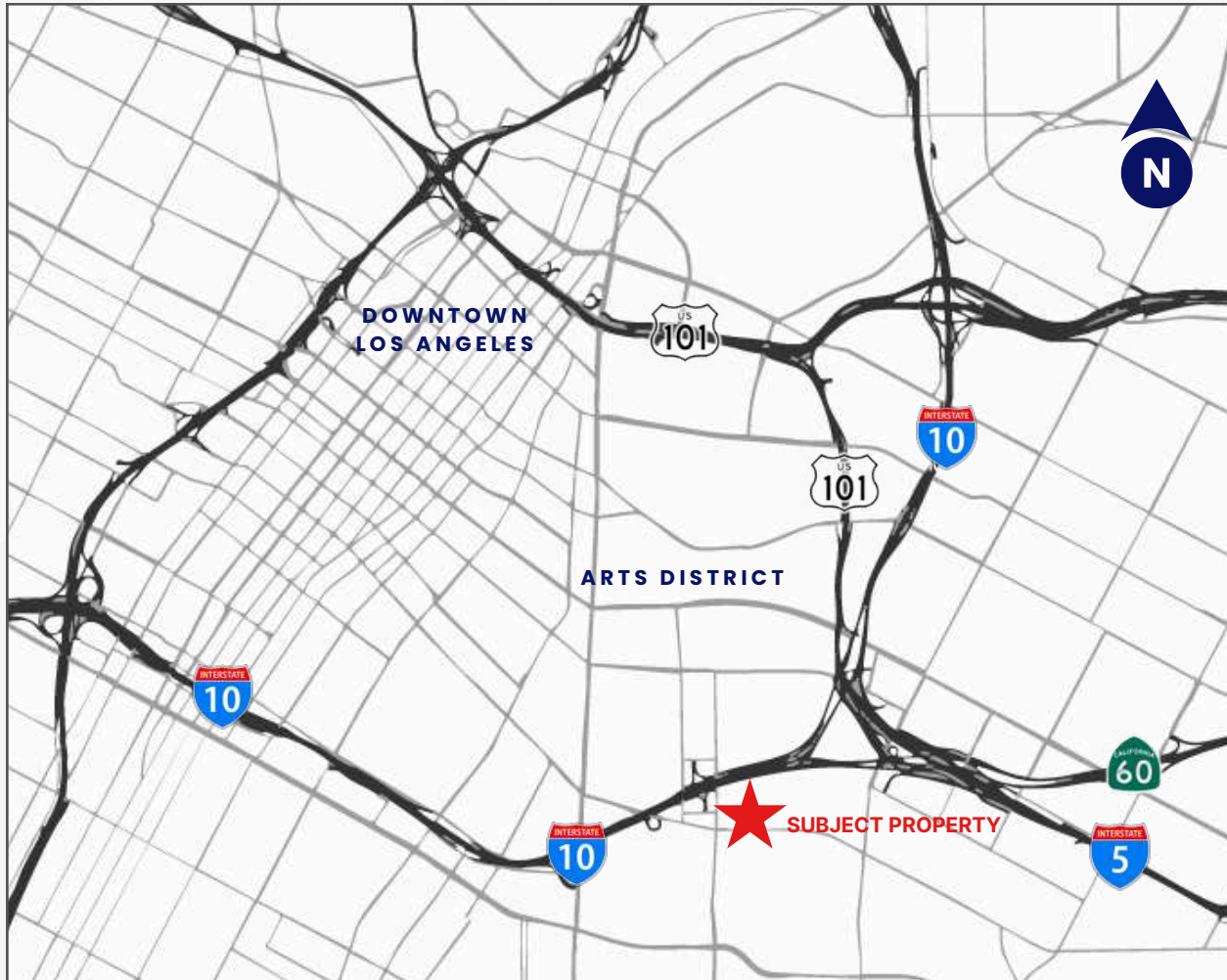
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LOCATION & MARKET OVERVIEW

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