

MAJOR PRICE REDUCTION!

Sale Price: \$1,800,000.00 (\$318 PSF)

1401

N MAIN STREET

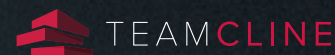
LOS ANGELES • CA 90012



W ANNA ST

N MAIN ST

**±5,656 SF INDUSTRIAL BUILDING
ON ±9,464 SF LAND FOR SALE**





Located at the signalized corner of N Main Street and W Anna Street, 1401 N Main Street offers $\pm 5,656$ SF of freestanding brick industrial space on $\pm 9,464$ SF of land. The building features 12' clear height, a fenced and paved yard, one ground-level door, and excellent street frontage. Positioned just minutes from Downtown LA, Dodger Stadium, and LA State Historic Park, this flexible-use property provides a rare owner-user or redevelopment opportunity in a high-visibility, high-demand location.

SALE PRICE

\$1,800,000.00 (\$318 PSF)



**Free Standing Brick
Building**



**Minutes from LA Historic
Park & Dodger Stadium**



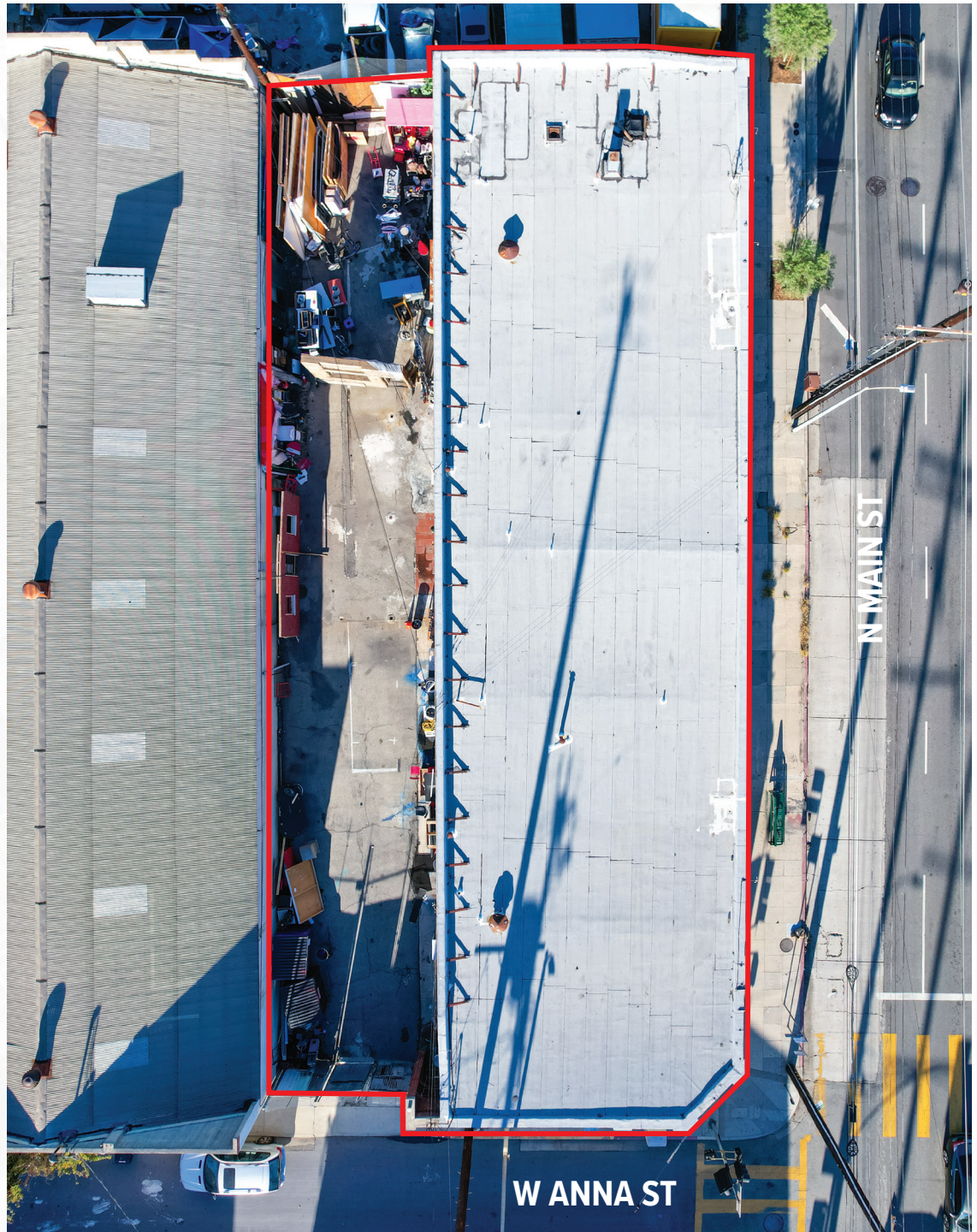
**Excellent Frontage Along
Main Street**



Flexible Zoning

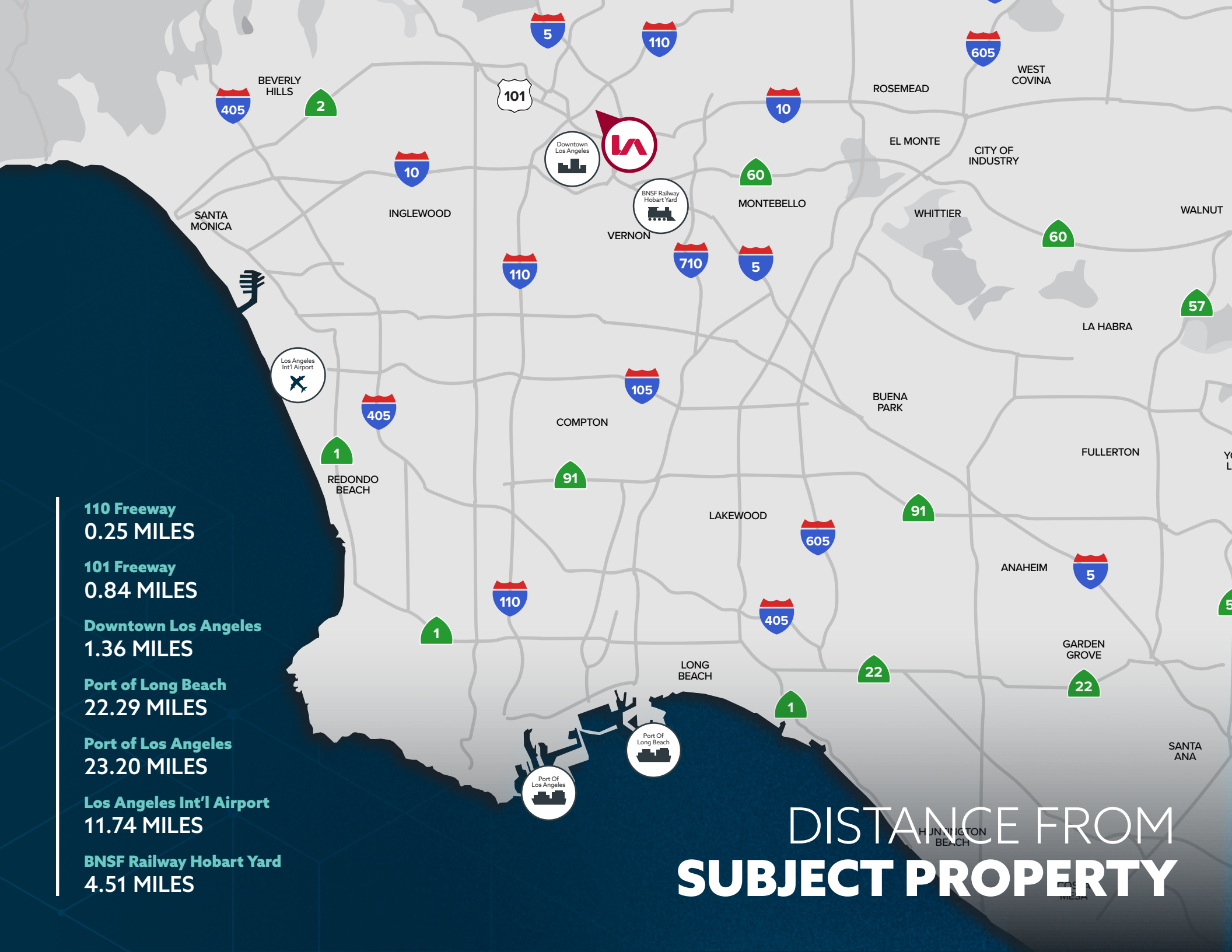
Available SF	±5,656 SF
Prop Lot Size	±9,464 SF / ±0.22 Ac
APN	5409-005-027
Zoning	LAUI(CA)
Year Built	1926
Construction Type	Brick
Yard	Fenced / Paved
Restrooms	3
Clear Height	12'
GL Doors	1
Sprinklered	Yes
Power	A: 200 V: 240 Ø: 3
Possession Date	Close of Escrow
Vacant	No
Market/Submarket	LA Central

PROPERTY INFORMATION



PROPERTY AERIAL





110 Freeway
0.25 MILES

101 Freeway
0.84 MILES

Downtown Los Angeles
1.36 MILES

Port of Long Beach
22.29 MILES

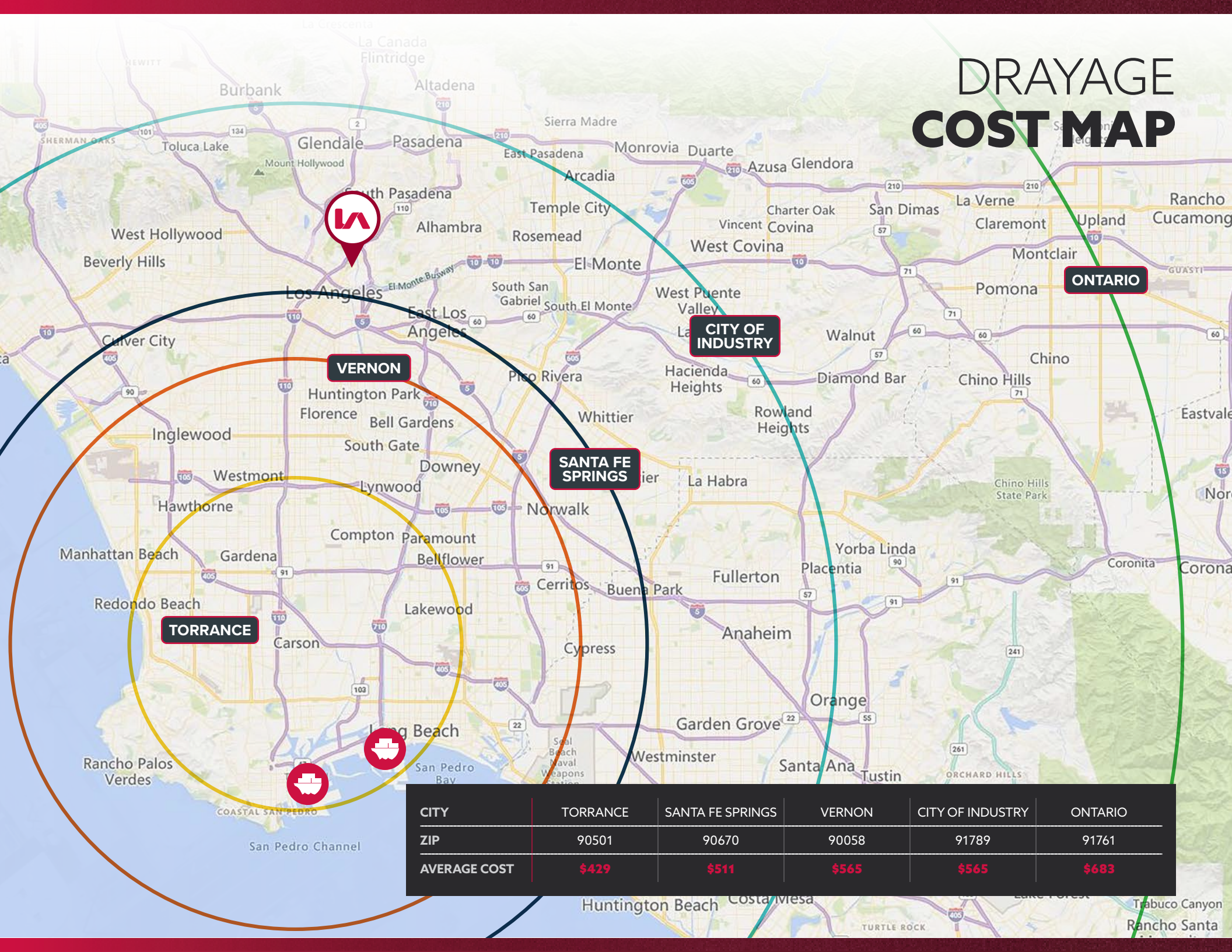
Port of Los Angeles
23.20 MILES

Los Angeles Int'l Airport
11.74 MILES

BNSF Railway Hobart Yard
4.51 MILES

DISTANCE FROM
SUBJECT PROPERTY

DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683



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N MAIN STREET
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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.

For More Information,
Please Contact

Evan Jurgensen

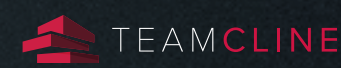
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