



Back on the Market!

INDUSTRIAL FACILITY FOR SALE

Ideal For Manufacturing/Warehouse Use

724 E 61ST STREET, LOS ANGELES, CA 90001



Offering Memorandum



- Industrial facility divided into 2 units
- Clear span bow truss
- Heavy power service
- Dock high loading
- Recent clean Phase 2 environmental
- Located between Avalon Blvd and Central Avenue



Exclusively offered by

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**724 E 61ST STREET
LOS ANGELES, CA 90001**

Property Details

Total Building Area	15,000± Sq.Ft.
Land Area	17,300± Sq.Ft.
Stories	One
Construction	Masonry
Year Built	1931
Offices	Unit 1: 700± SF Unit 2: 1,050± SF
Dock High Loading	2 Positions
Ceiling Height	16'-24'
Power	1000A/240-480V/1-Ph & 3-Ph*
Skylights	Yes
Sprinklered	No
Parking	8± Vehicles
Zoning	LA M2
Tenants	1
East side tenant pays \$7,000 per month (mo. to mo.)	
West side unit is vacant (7,500 SF)	

* Buyer to verify all power.

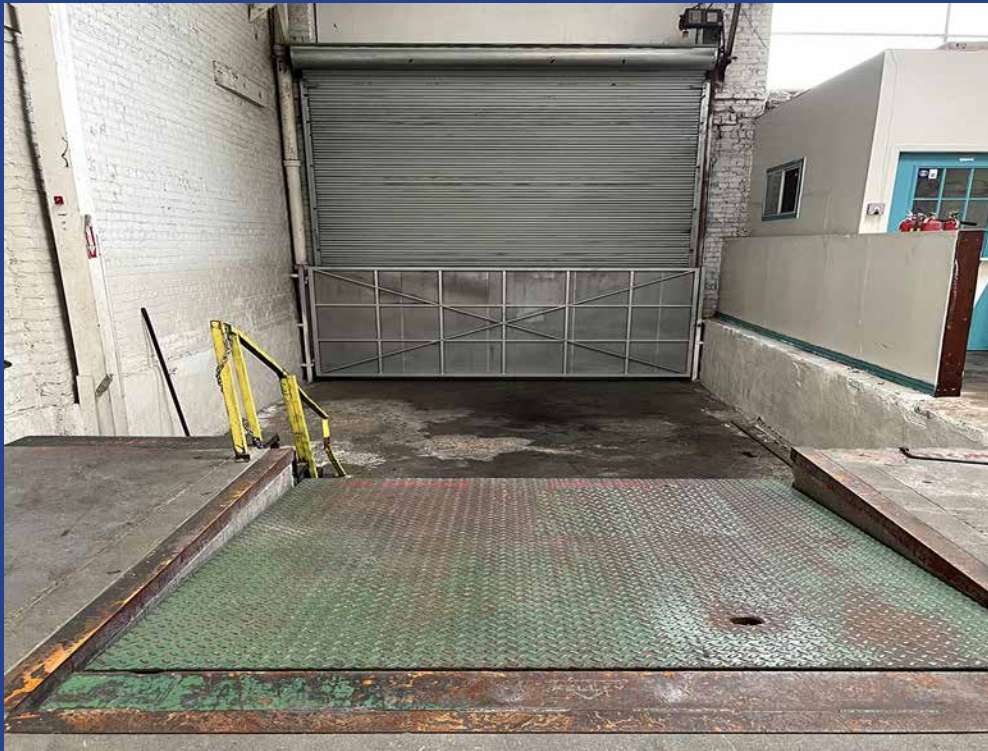
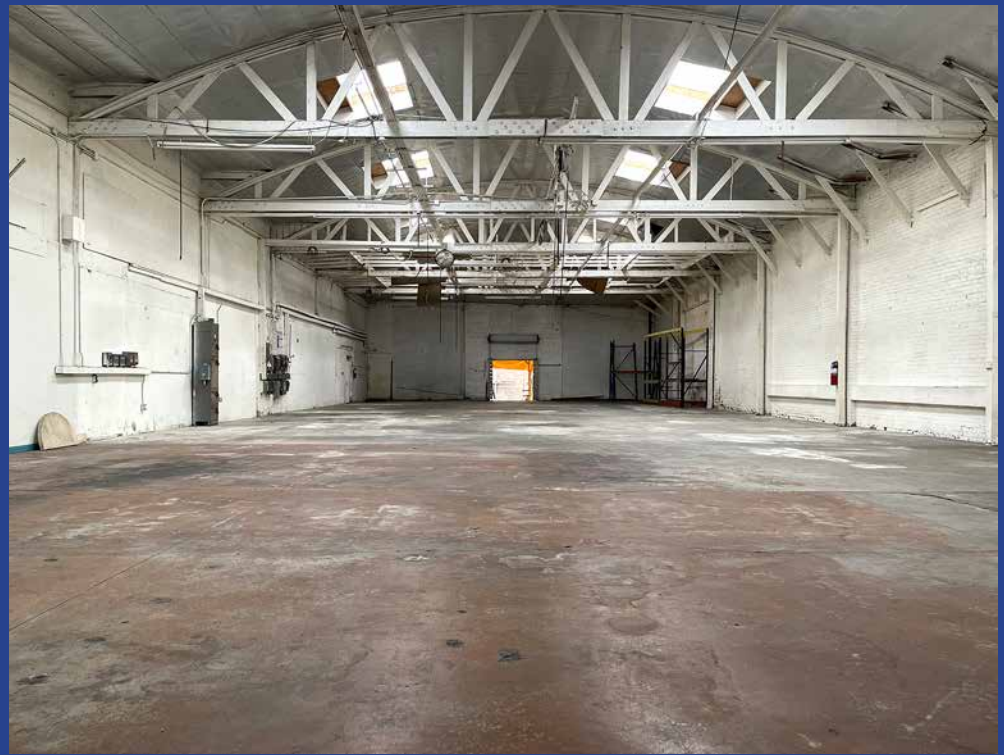
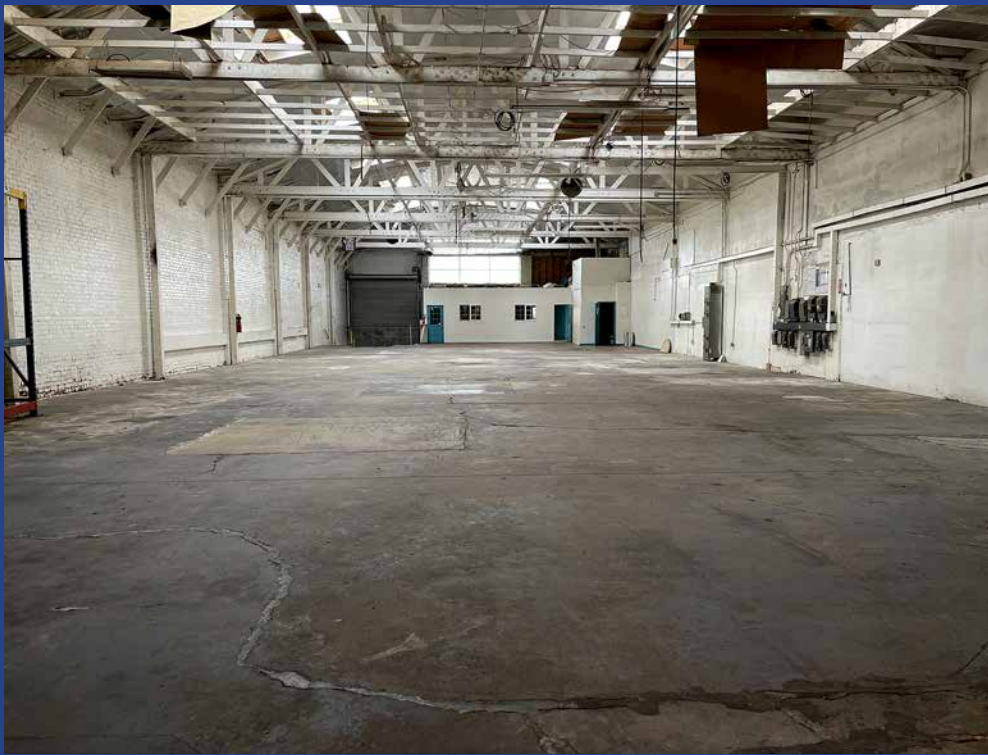
Property Highlights

- Clear span, bow truss manufacturing/warehouse
- Divided into two units:
7,500 SF east side unit is leased to 12/31/2023
7,500 SF west side unit is vacant
- Units are separately metered
- New white roof in 2021 for enhanced cooling
- New skylights — Foil ceiling
- Heavy power service
- Dock high loading
- Recent clean Phase 2 environmental
- Located 2 blocks north of Gage Avenue between Avalon Blvd and Central Avenue
- One mile east of Harbor (110) Freeway
- Easy access to Huntington Park, Vernon and Downtown Los Angeles

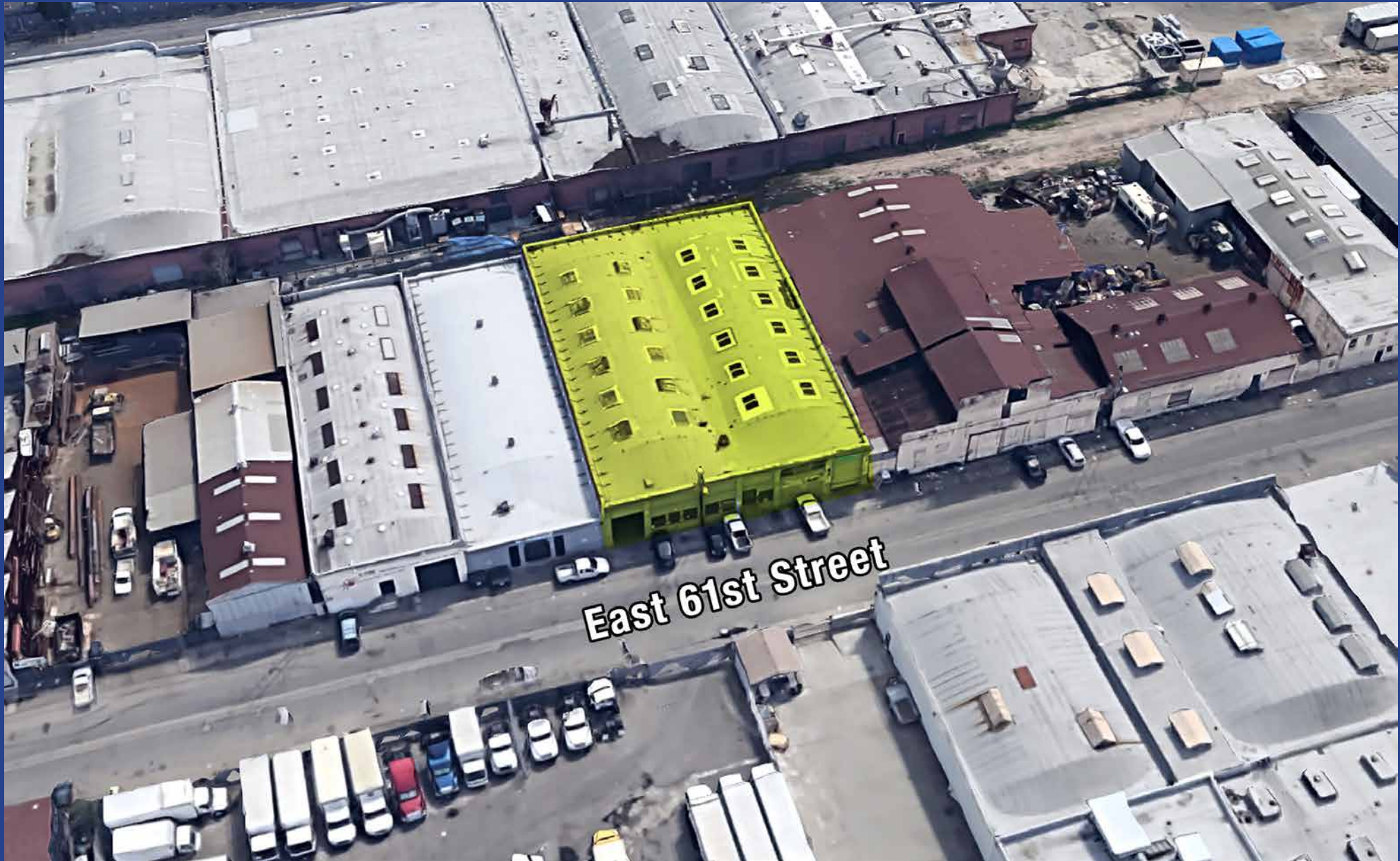
Sale Price: \$2,875,000 (\$191.67 Per SF)

Exterior Photo

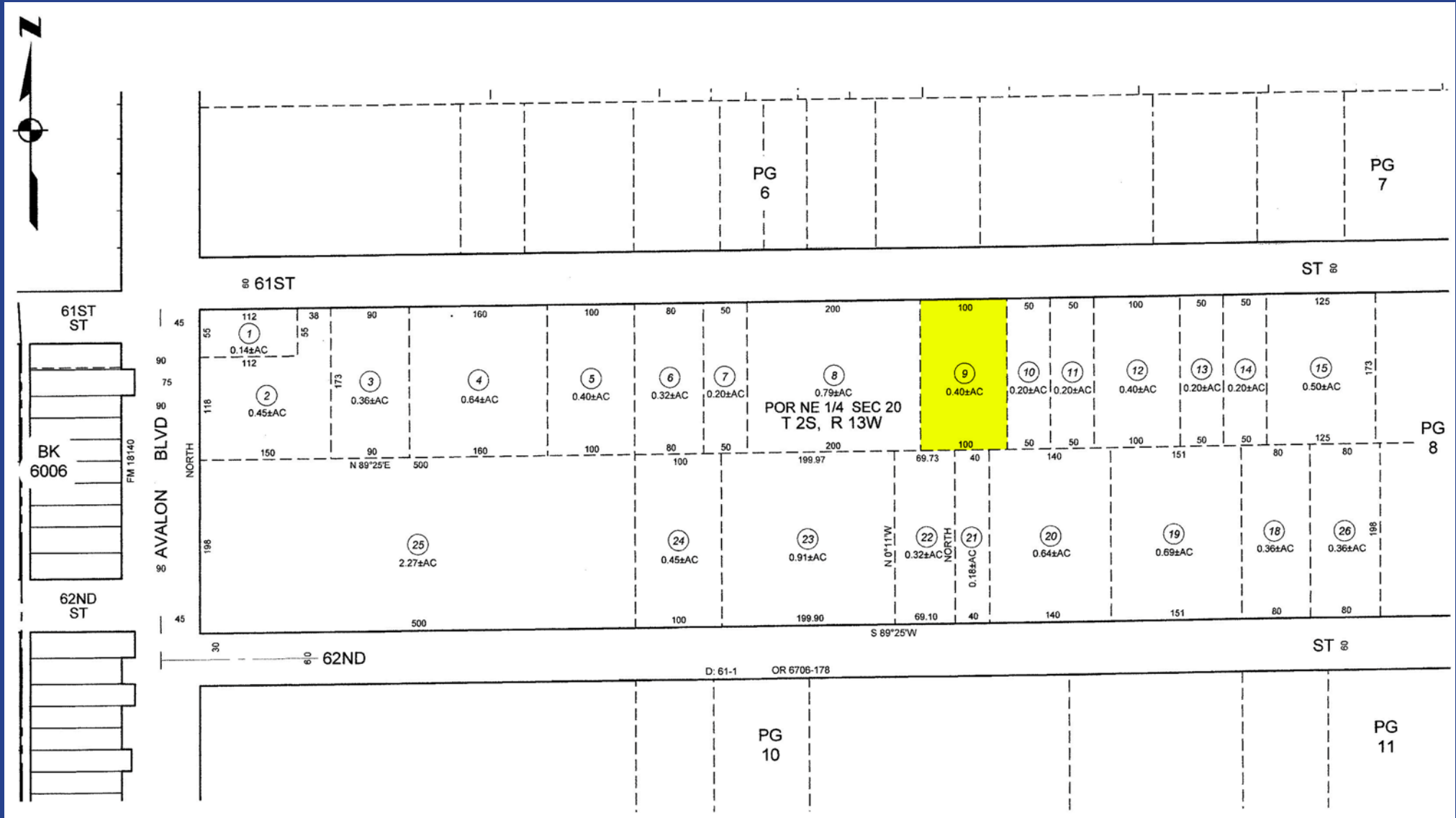




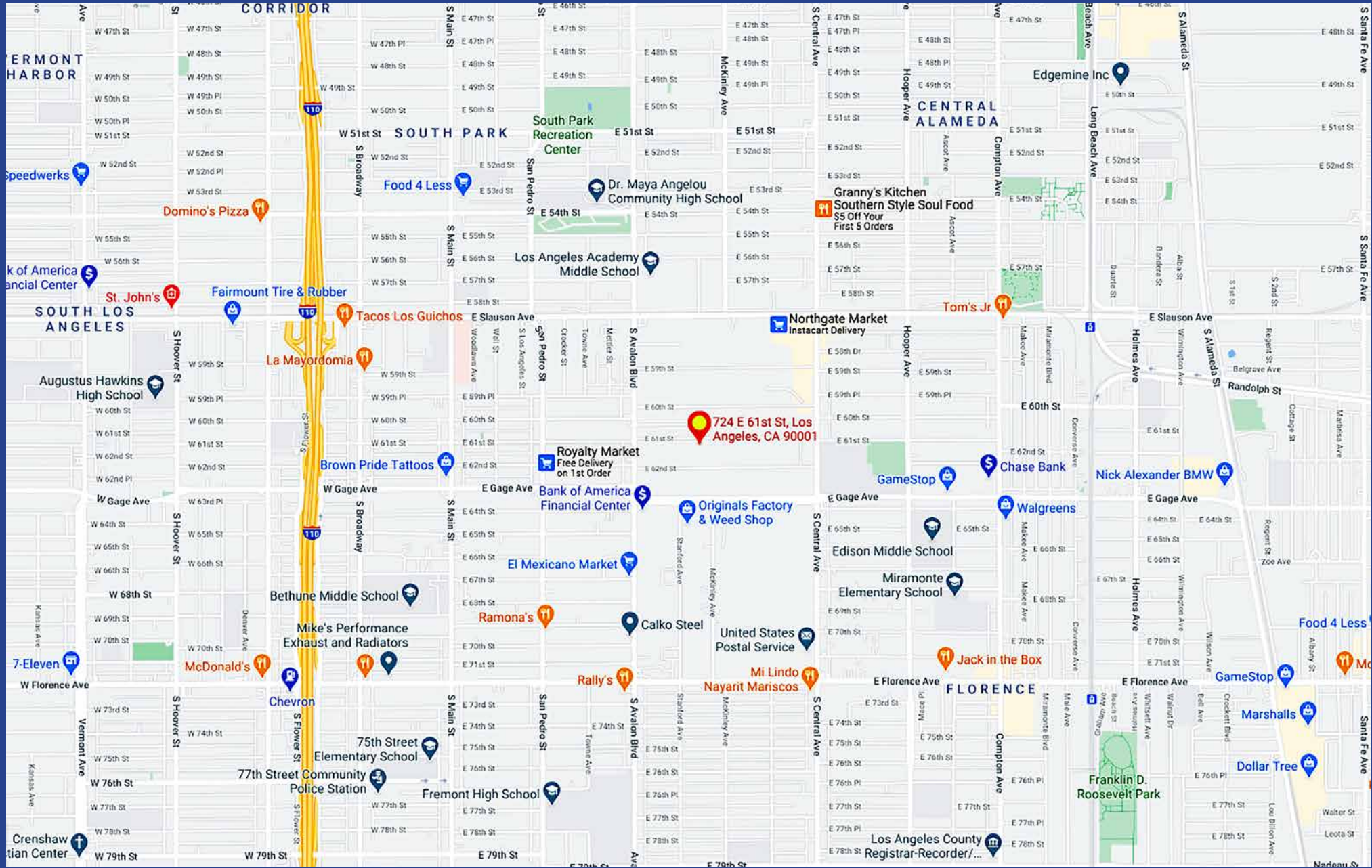
Property Aerial



Plat Map



Area Map



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Los Angeles, CA 90001

15,000± Sq.Ft. Building
17,300± Sq.Ft. of Land

Two 7,500± Sq.Ft. Units



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