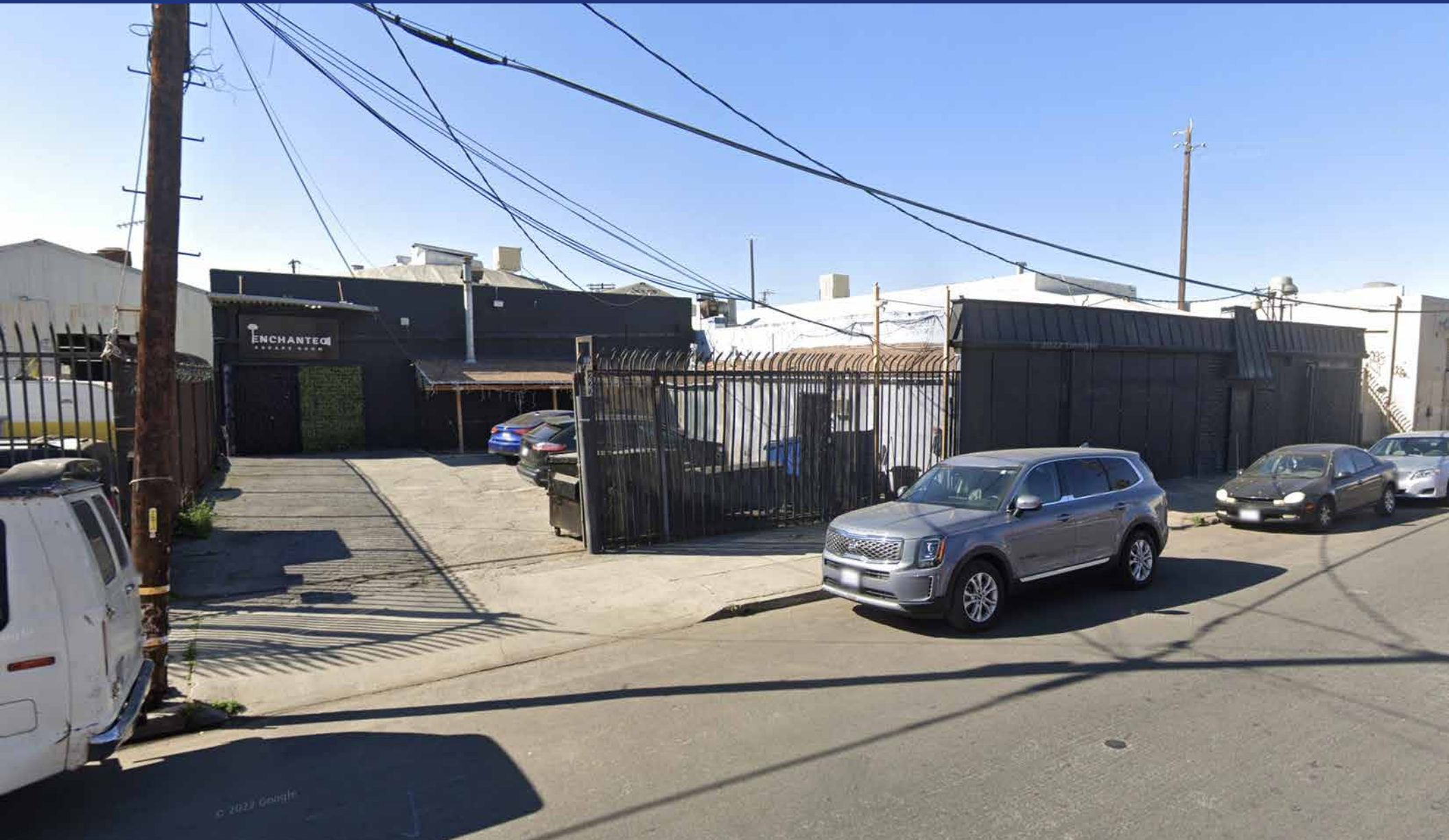


INDUSTRIAL PROPERTY FOR SALE JUST EAST OF USC



9,750± SF of Buildings on 12,500± SF of Land
Great for Owner/User or Investor
220 & 222 E 32ND STREET, LOS ANGELES, CA 90011

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

220 & 222 E 32ND STREET
LOS ANGELES, CA 90011

Property Details

Total Building Area	9,750± SF
Total Land Area	12,500± SF
Shared Parking Lot	6± Surface Spaces

220 E 32nd Street

Building Area	6,250± SF
Land Area	6,250± SF
Construction	Masonry
Year Built	1920/1927
Office Area	700± SF
Minimum Clearance Height	10'
Power	200A/440V/3-Ph 3-W
Ground Level Loading	1: 8x10
Zoning	LA M1
APN	5120-004-005

222 E 32nd Street

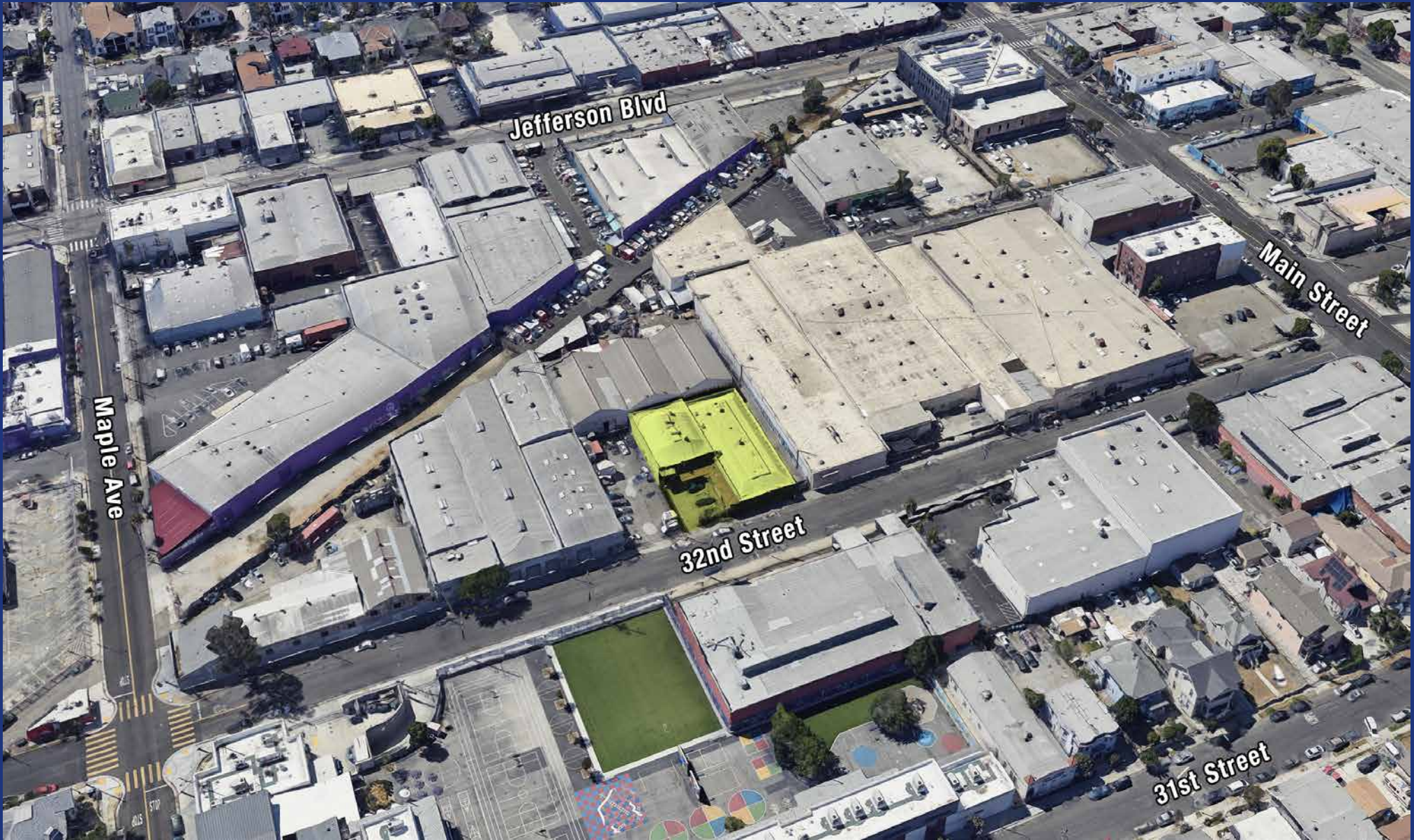
Building Area	3,500± SF
Land Area	6,250± SF
Construction	Masonry
Year Built	1948
Office Area	700± SF
Minimum Clearance Height	10'
Power	200A/440V/3-Ph 3-W
Ground Level Loading	1: 8x10
Zoning	LA M1
APN	5120-004-006

Property Highlights

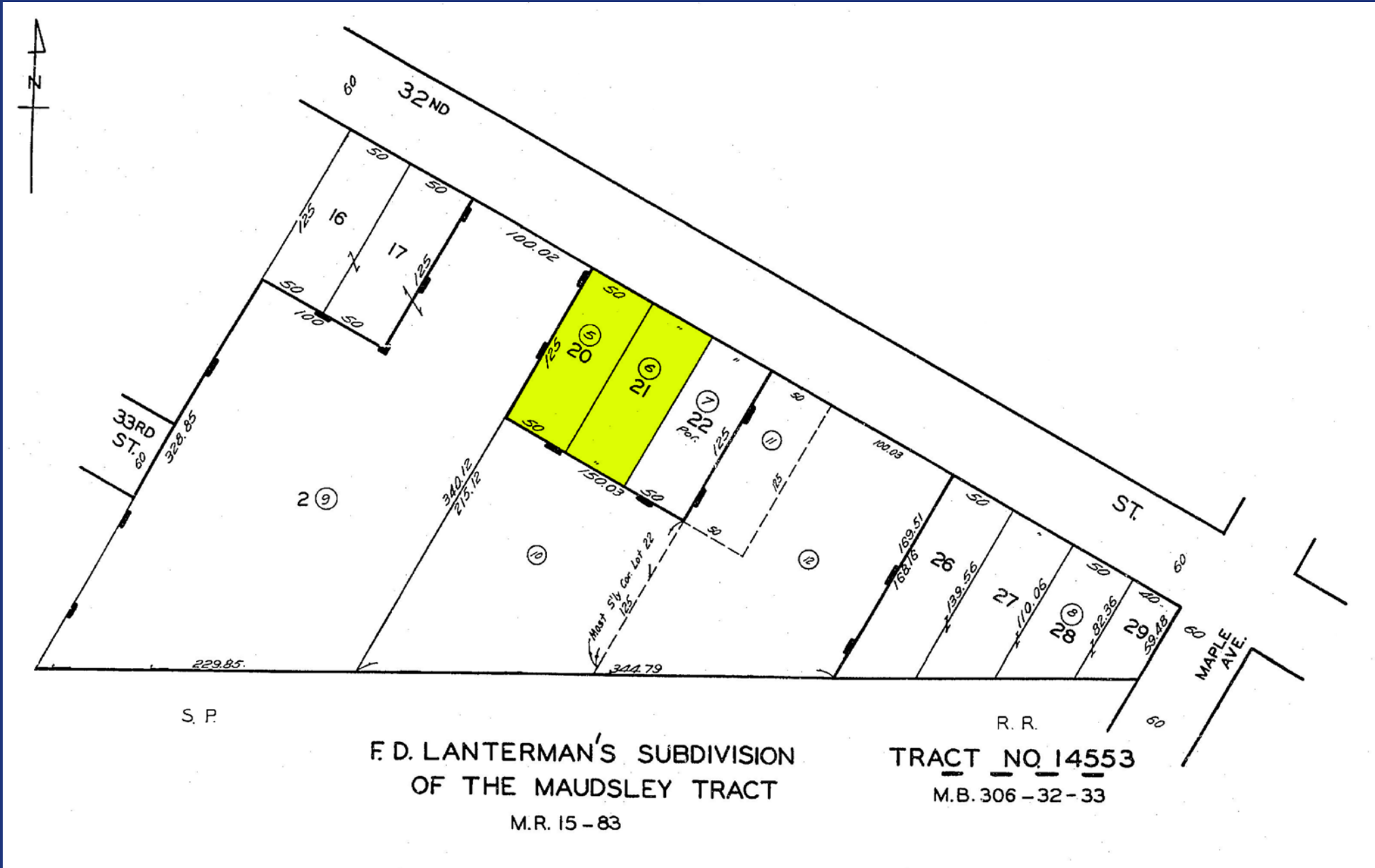
- Manufacturing/warehouse properties for sale
- Ideal for owner/user or investor: Use one property and lease out the other
- Two adjacent buildings/parcels
- Gated shared parking lot for 6± vehicles
- Many possible applications
- Historic South Central Location
- One-mile south of Downtown Los Angeles
- Just ¾-mile east of USC Campus, Exposition Park, Memorial Coliseum, Banc of California Stadium
- Easy Harbor (110) Freeway access

Asking Price: \$3,250,000 (\$333.33 Per SF)

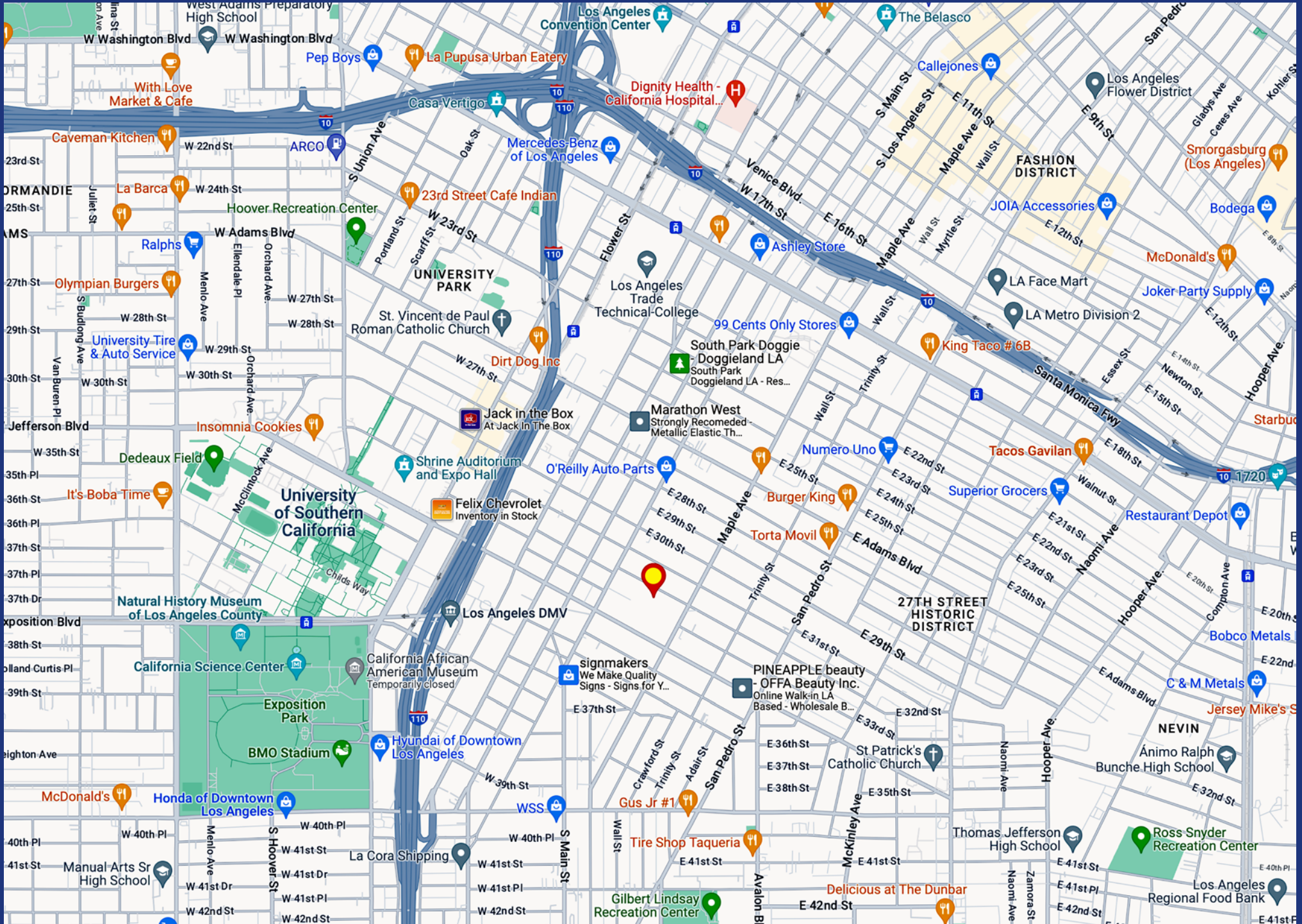
Property Aerial



Plat Map

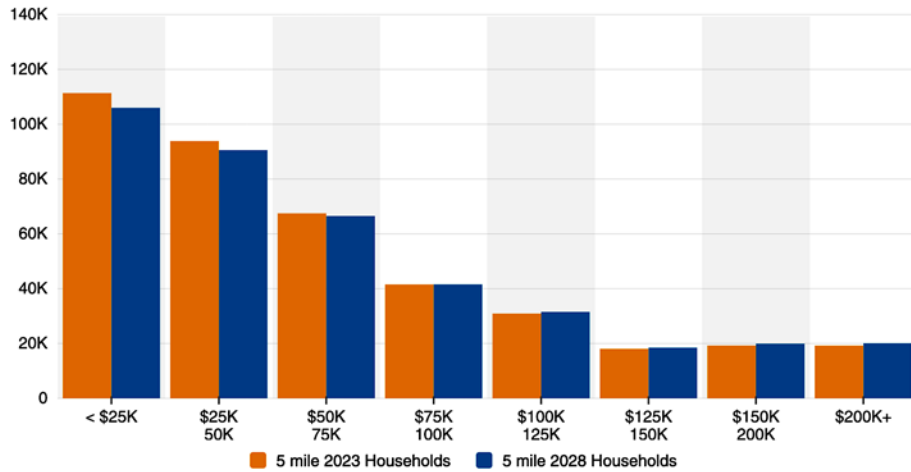


Area Map

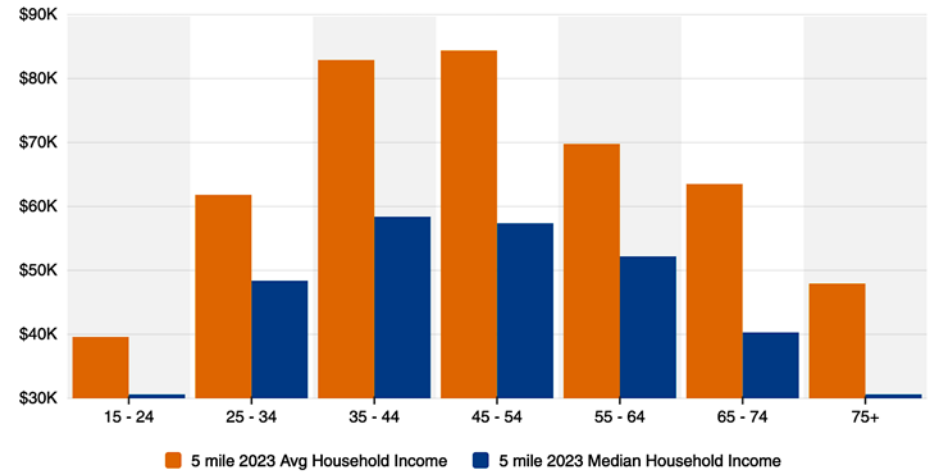


Neighborhood Demographics

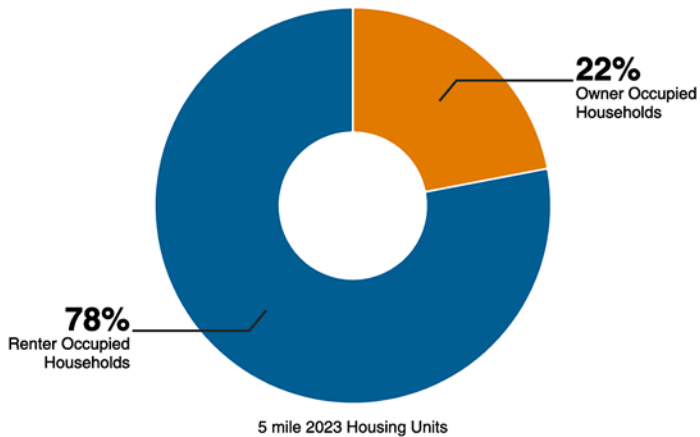
Household Income



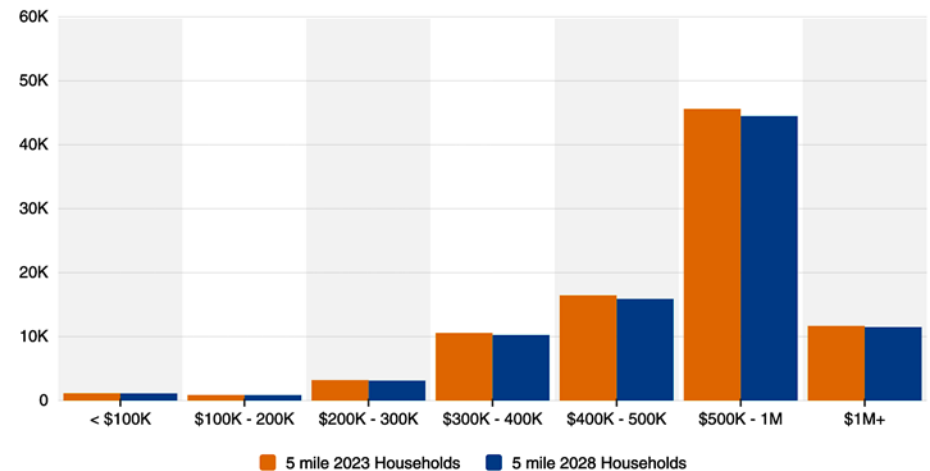
Household Income By Age



Housing Occupancy



Home Values



200 & 222 E 32nd Street
Los Angeles, CA 90011

9,750± SF Total Building Area
12,500± SF Total Land Area

2 Adjacent Industrial Properties

Located Just East of USC Campus

Exclusively offered by

Jeff Luster

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Bradley A Luster

President
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MAJOR PROPERTIES

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