

SOUTH LOS ANGELES FLEX FACILITY FOR SALE



Ideal For Owner/User or Investor

1808 FIRESTONE BLVD, LOS ANGELES, CA 90001

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum

1808 FIRESTONE BOULEVARD LOS ANGELES, CA 90001

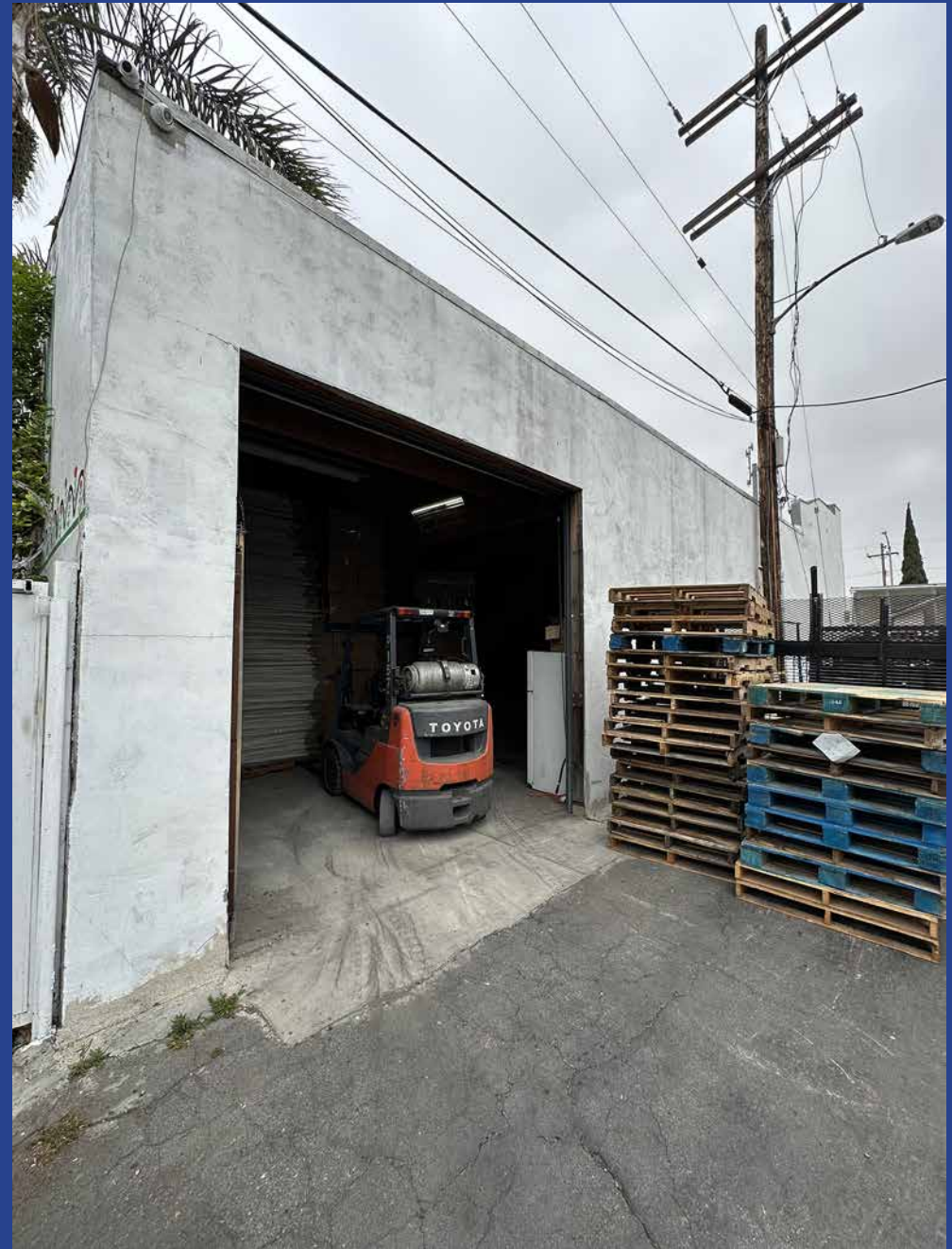
Property Details

Building Area	3,100± Sq.Ft.
Land Area	3,125± Sq.Ft.
Stories	One
Construction	Cinder Block
Year Built	1928
Clearance Height	18'+
Ground Level Loading	1: 10 x 10
Parking	Street
Zoning	LC C3
Assessor's Parcel Number	6044-017-001

Property Highlights

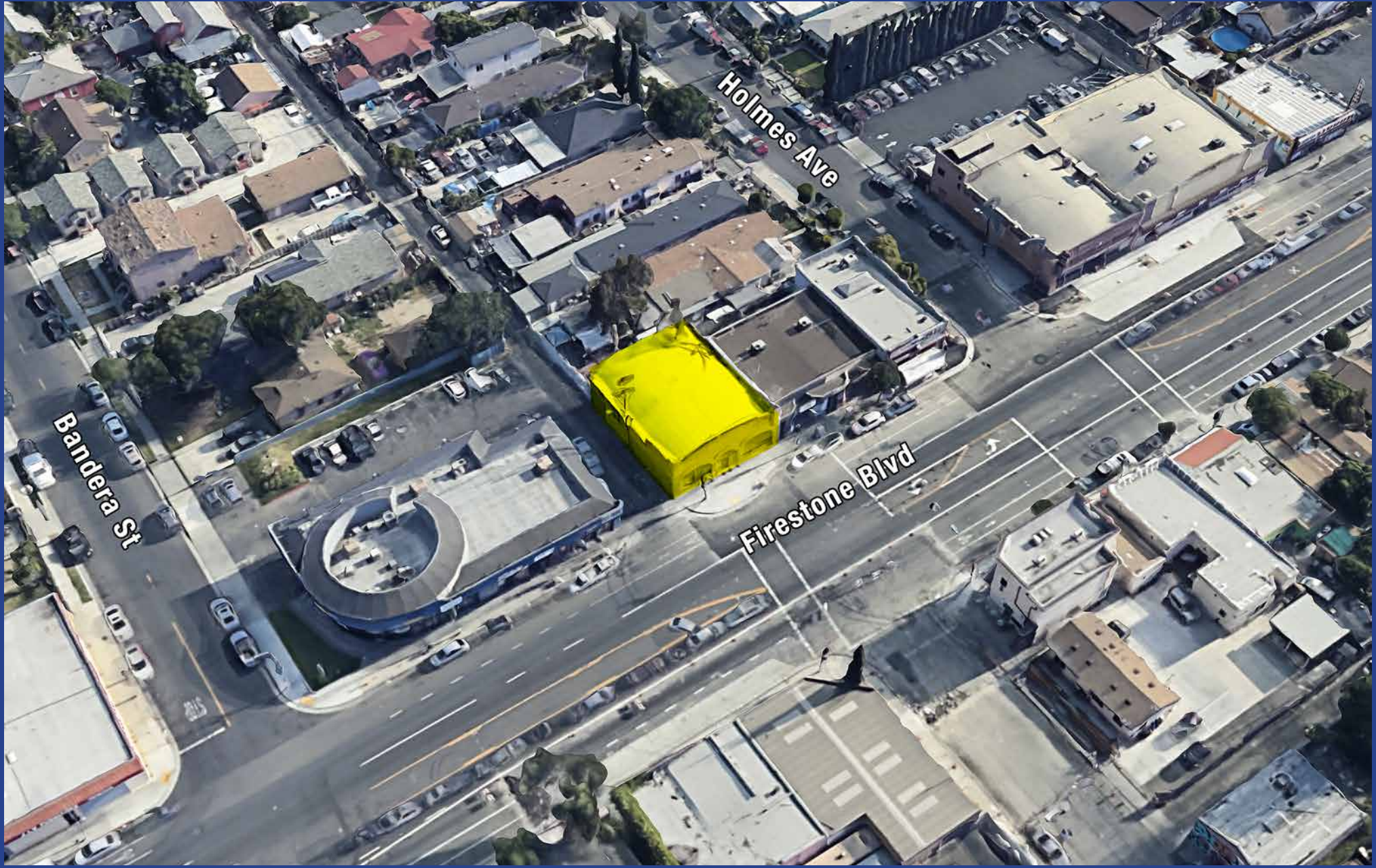
- Clear span, bow truss flex facility
- Ideal for owner/user or investor
- Many possible uses: Retail, wholesale, office, warehouse, storage, etc.
- Heavy traffic signalized corner location
- Roof is approximately 5 years old, and has been fully repaired
- New lighting and new ADT alarm system
- High warehouse clearance
- Located ½-mile west of Alameda Street
- 2-miles east of the Harbor (110) Freeway and 2-miles north of the Century (105) Freeway
- Adjacent to South Gate and Huntington Park

Asking Price: \$850,000 (\$274.19 Per SF)

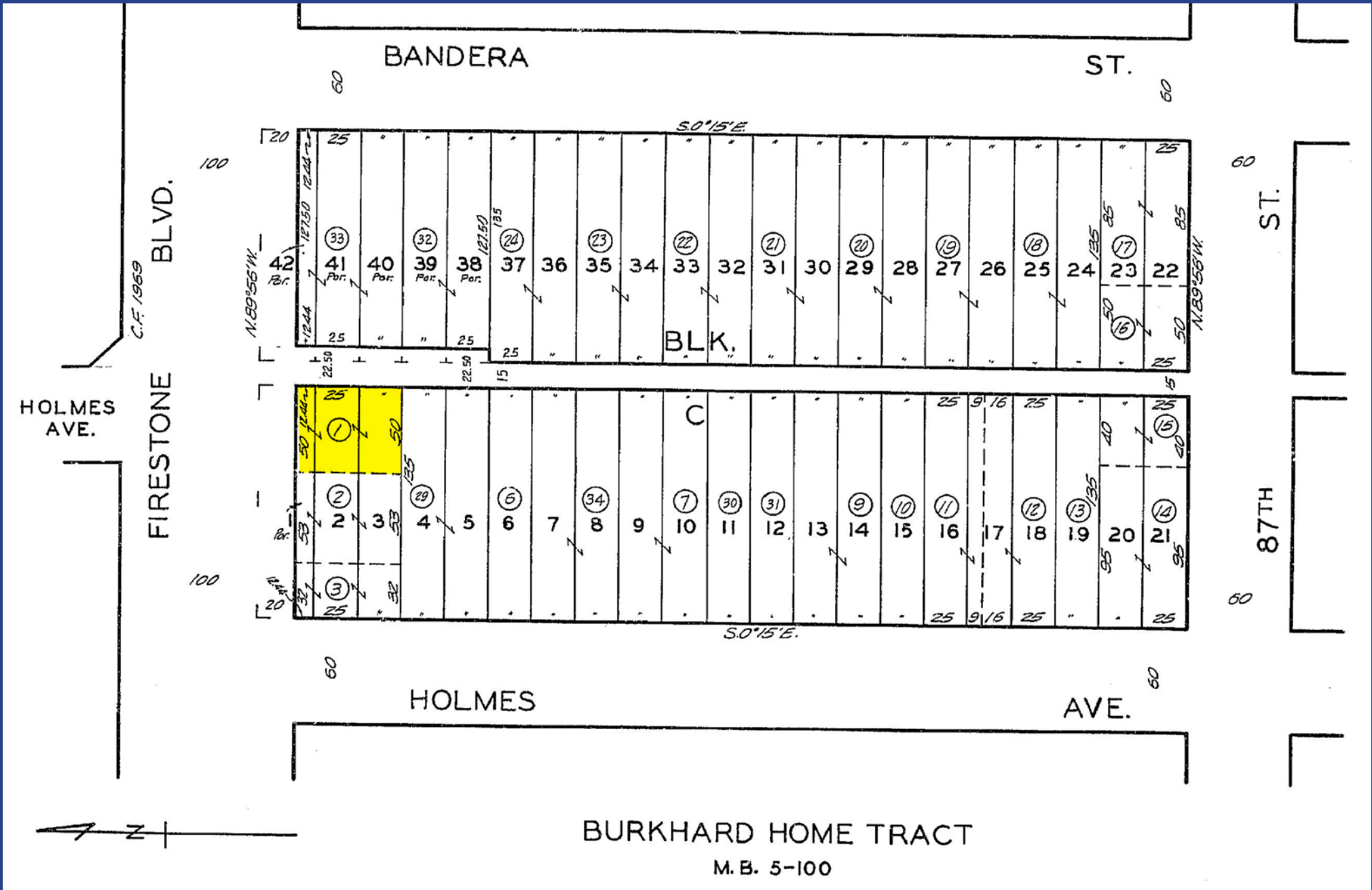




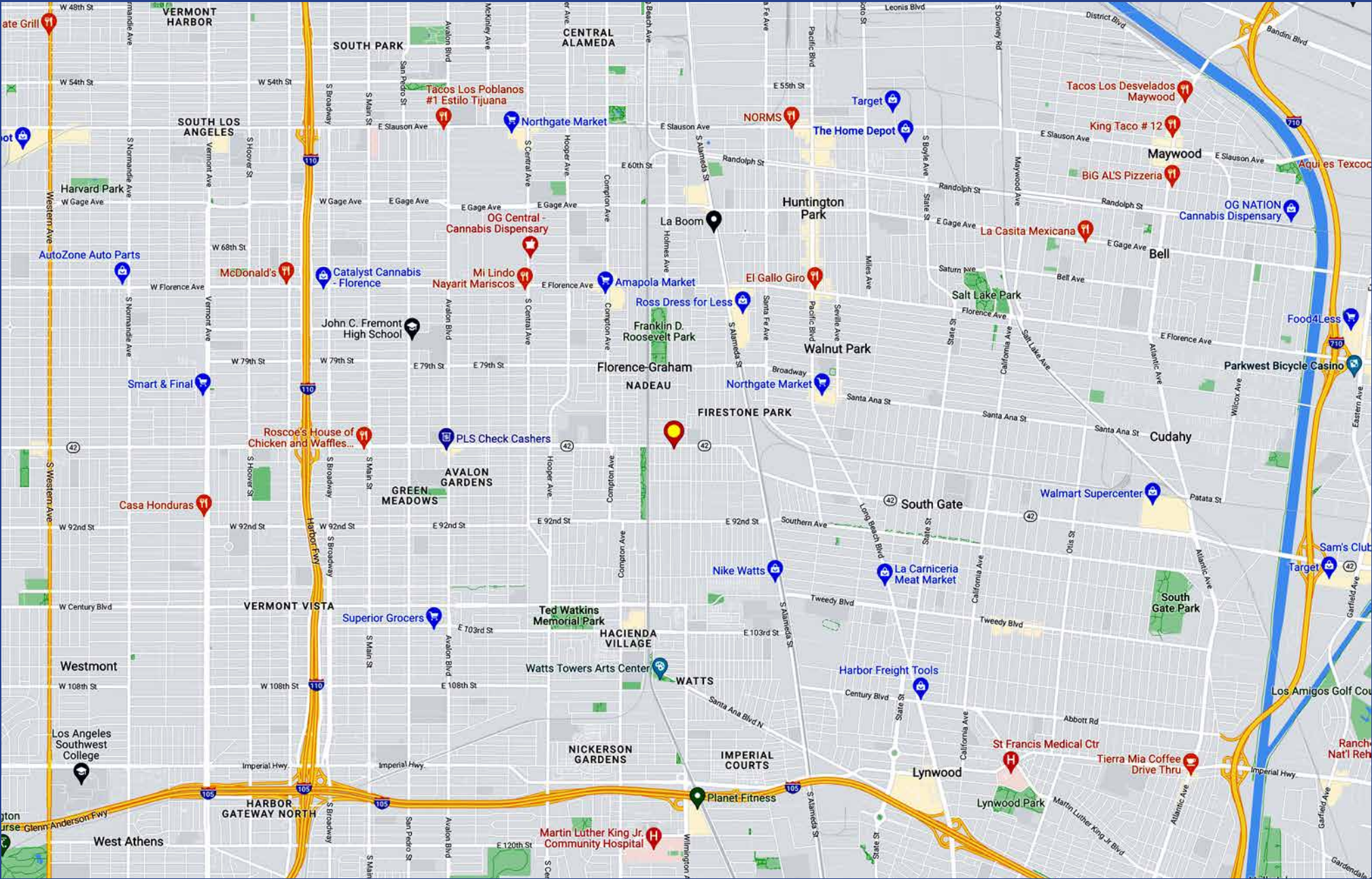
Property Aerial



Plat Map



Area Map



1808 Firestone Boulevard
Los Angeles, CA 90001

3,100± Sq.Ft. Building
3,125± Sq.Ft. of Land

Flex Purchase Opportunity

Exclusively offered by

Samuel P Luster

Sales Associate

213.222.1200 office

818.584.4344 mobile

sam@majorproperties.com

Lic. 02012790

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

majorproperties.com

