

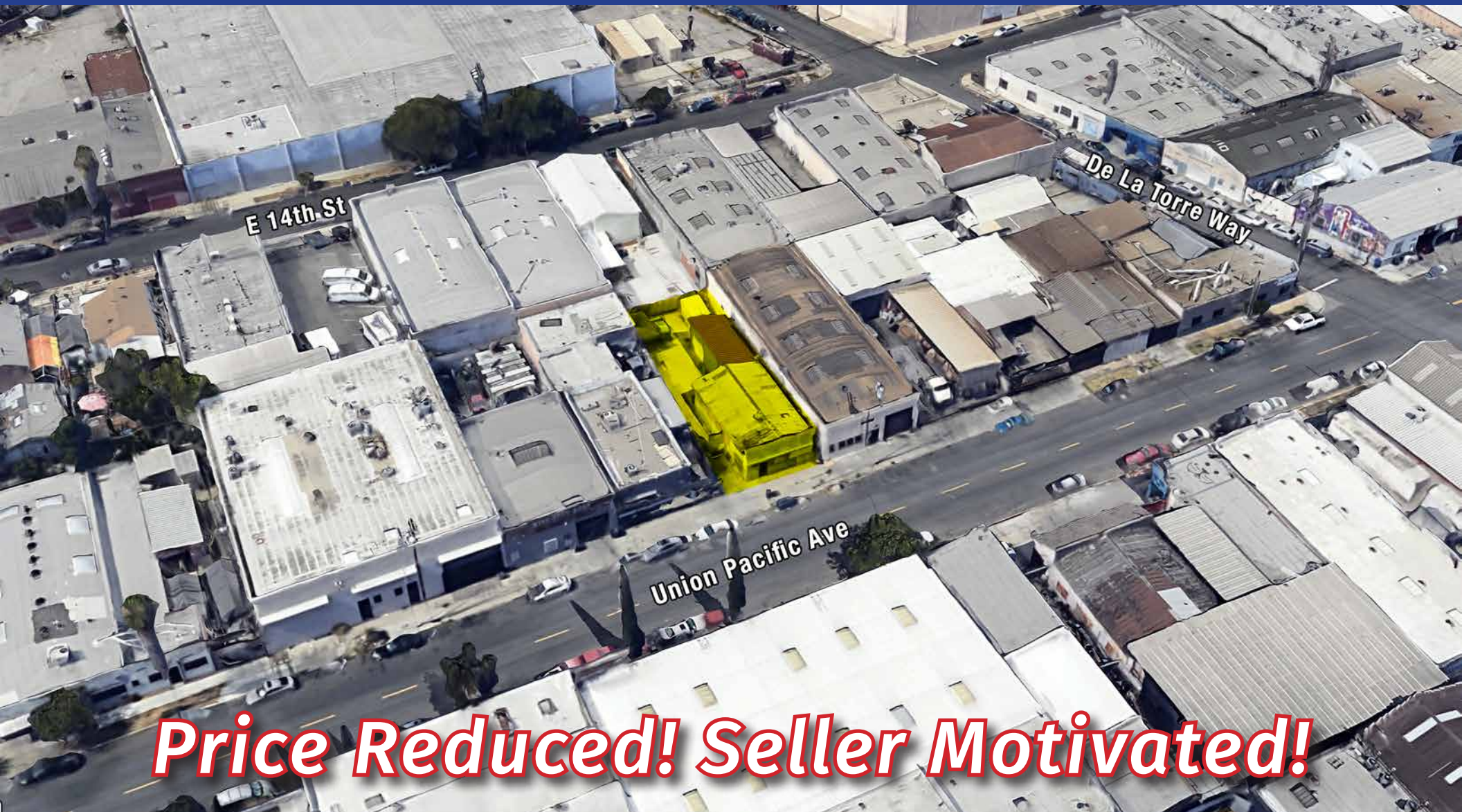
# MANUFACTURING/WAREHOUSE/GHOST KITCHEN

*Rare, Small Building Close to DTLA and Vernon*

3365 UNION PACIFIC AVENUE, LOS ANGELES, CA 90023



Offering Memorandum



***Price Reduced! Seller Motivated!***

For Sale: 1,242± SF Building on 4,200± SF of Land



- Industrial Property Ideal for Owner/User
- Great for Manufacturing, Warehouse or Ghost Kitchen
- Heavy Power Service
- Close to Downtown Los Angeles and Vernon



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**3365 UNION PACIFIC AVENUE  
LOS ANGELES, CA 90023**

## Property Details

Building Area	1,242± SF
Land Area	4,200± SF
Parking	3-4 Vehicles
Zone	LA M2
Year Built	1947
Construction	Masonry
Ceiling Height	14'
Office Area	TBD
Ground Level Loading Doors	2: 10x12
Power	400A/480V/3-Ph
Sprinklered	No
Restrooms	1 with shower
APN	5190-032-012

## Property Highlights

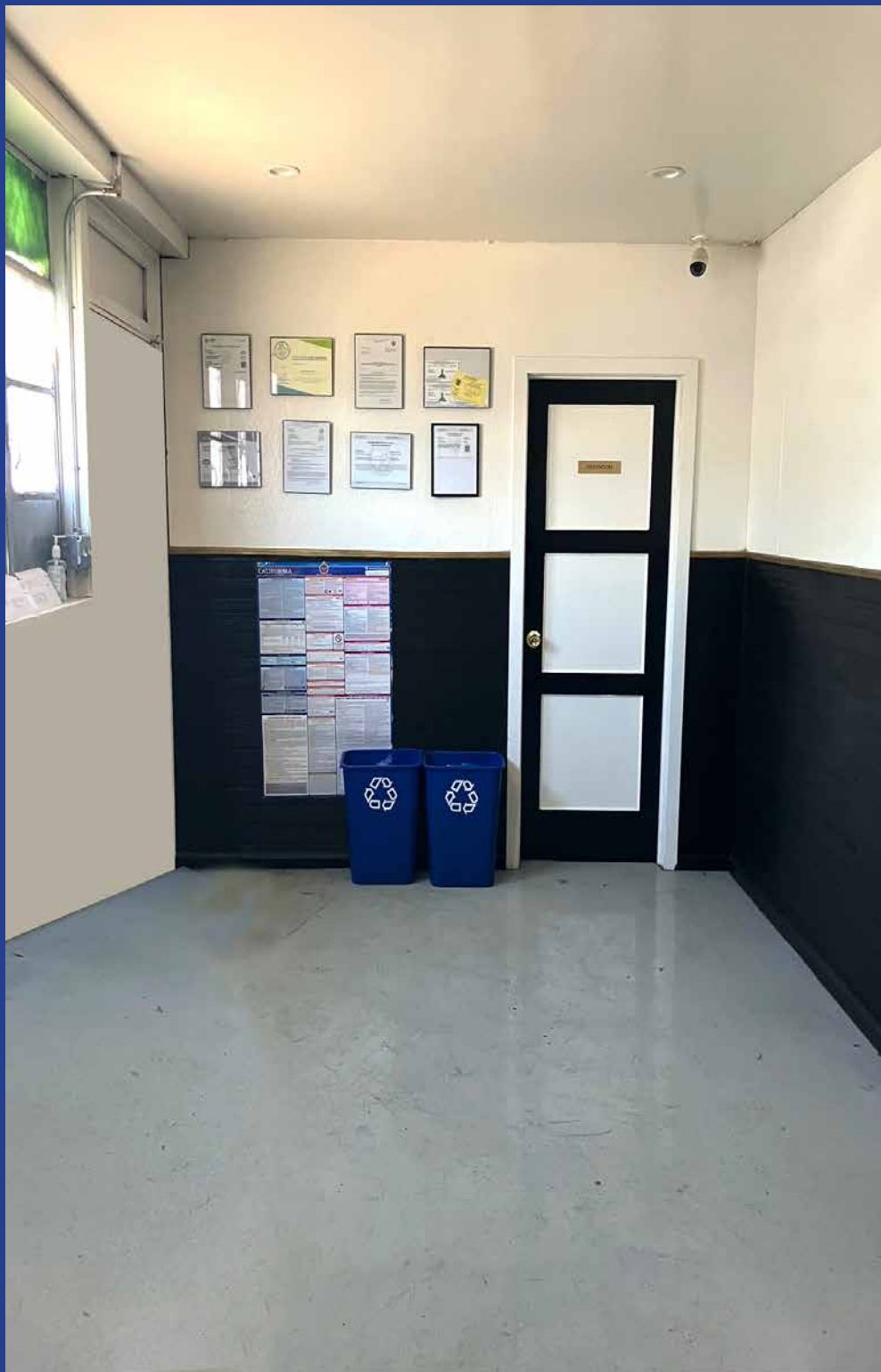
- Rare, small manufacturing/warehouse or ghost kitchen facility
- Built-out commercial kitchen included
- Includes 3-4 car parking lot plus ample street parking
- Heavy power service and 2 ground level loading doors
- High ceiling clearance
- Nice size office space
- Located less than one block east of Lorena St and three blocks south of Olympic Blvd
- One mile southeast of the I-5/60/I-10/101 freeway interchange
- One mile east of the Los Angeles River
- Just minutes from Downtown Los Angeles and Vernon

**Asking Price: ~~\$799,000~~ \$749,999**

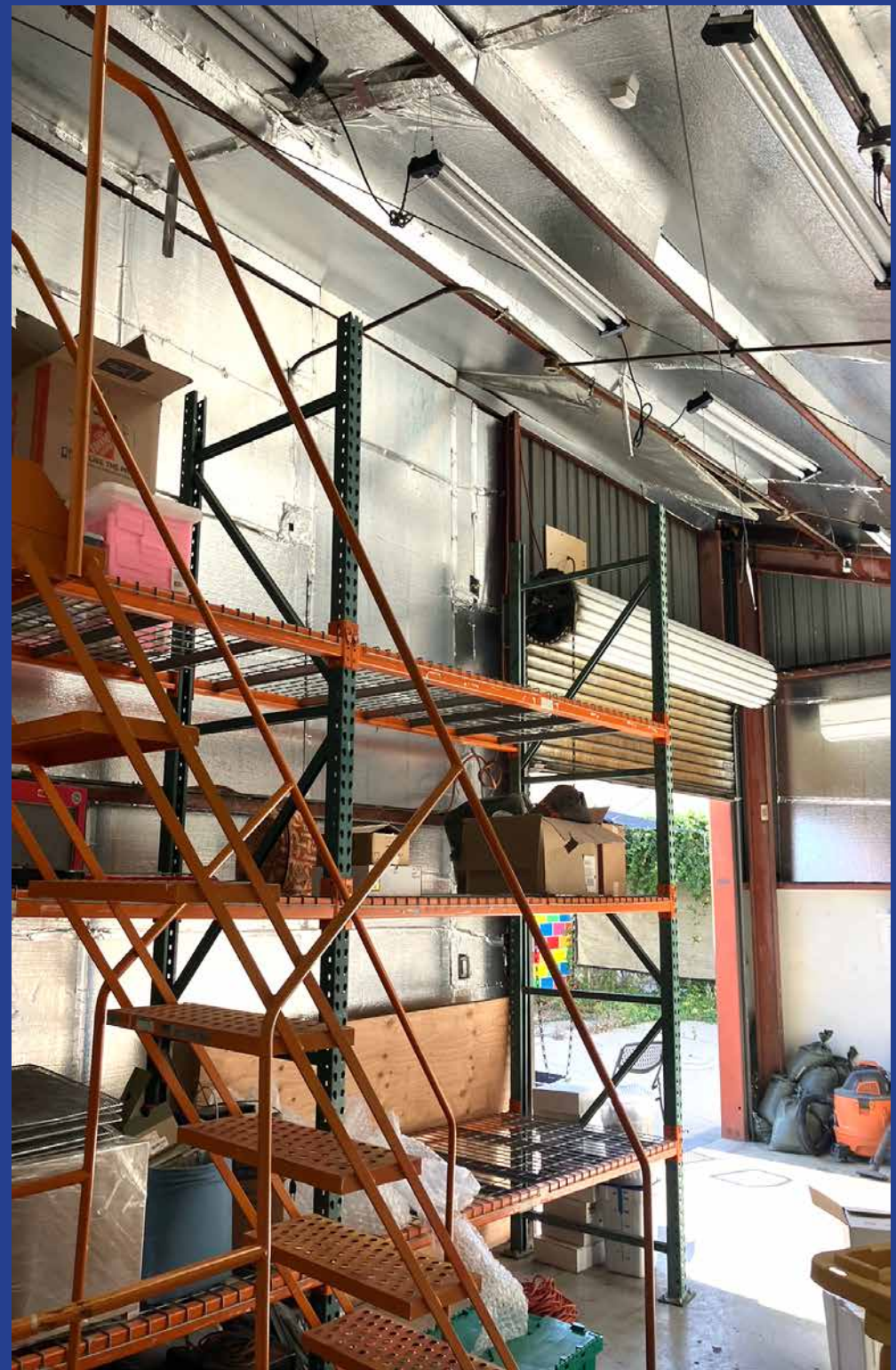






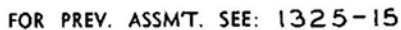






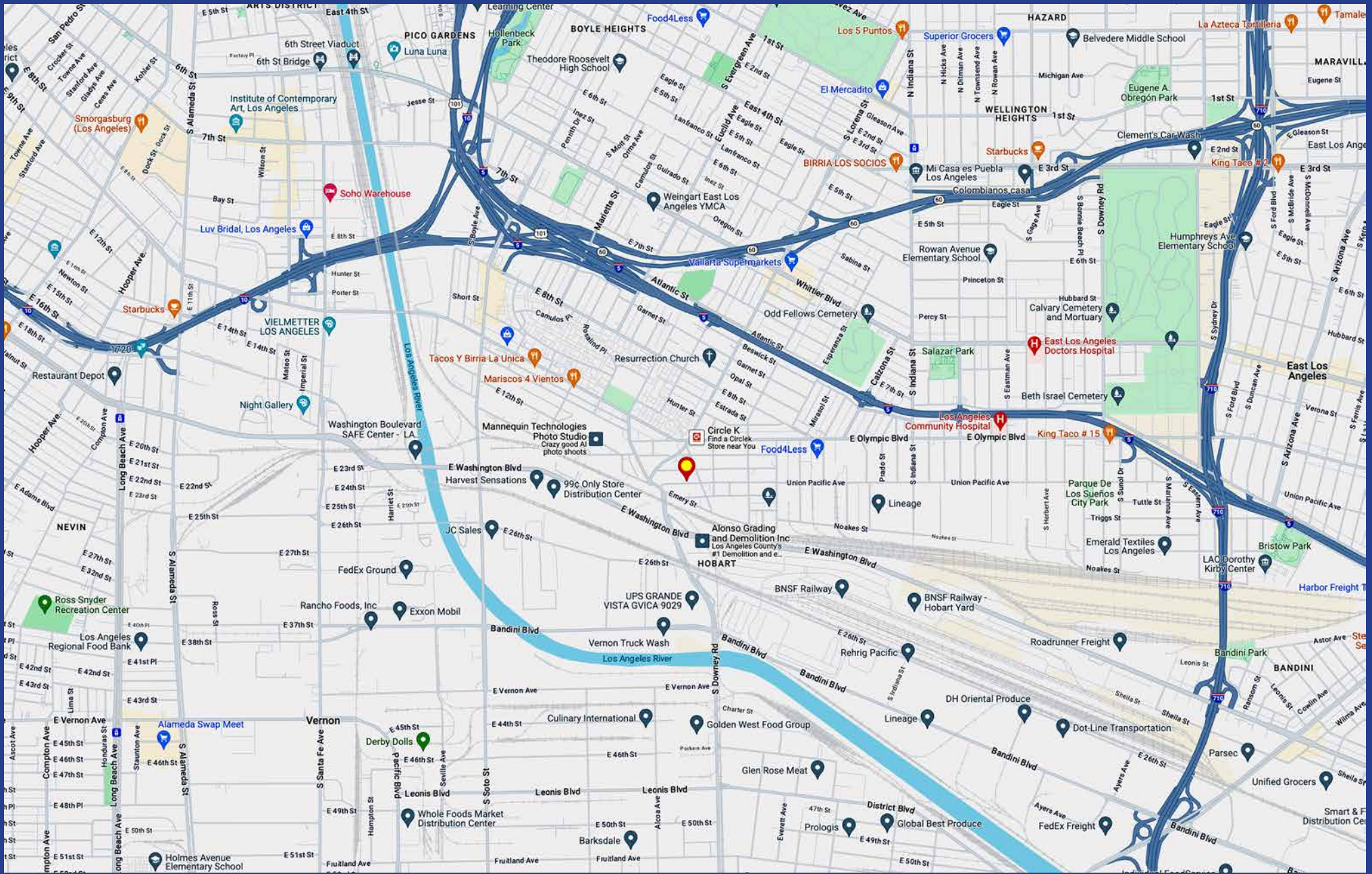






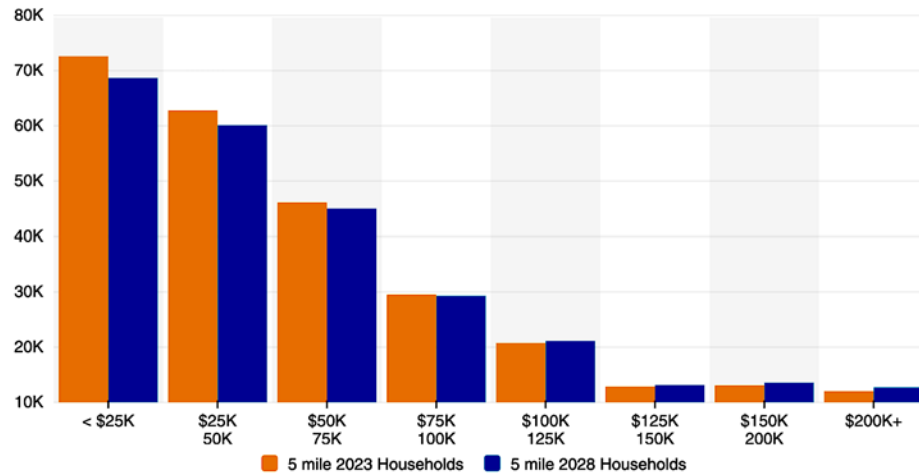


# Area Map

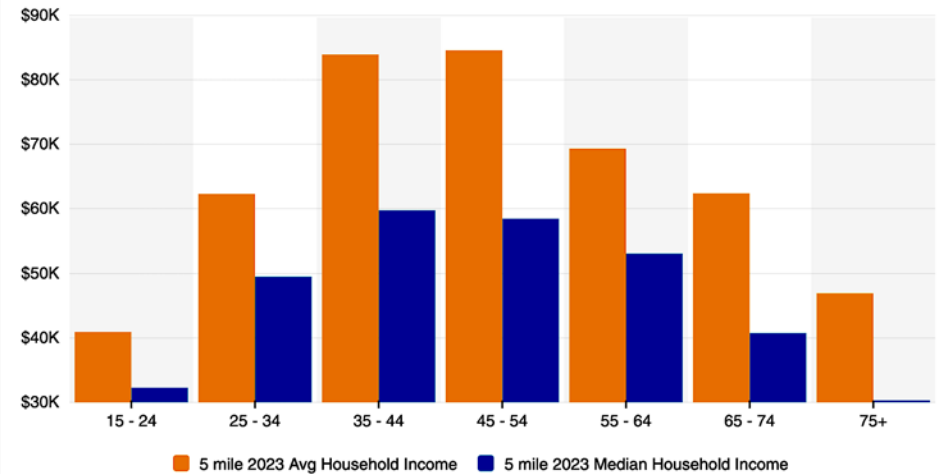


# Area Demographics

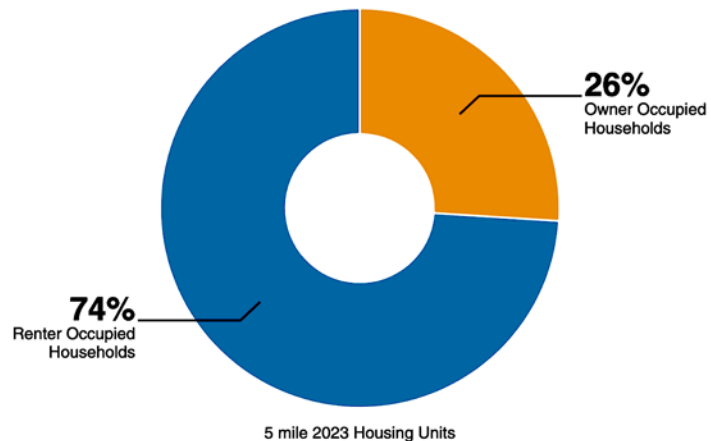
Household Income



Household Income By Age



Housing Occupancy



Home Values

