

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 Specialists
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: \$625,000 (\$201.61 Per SF)

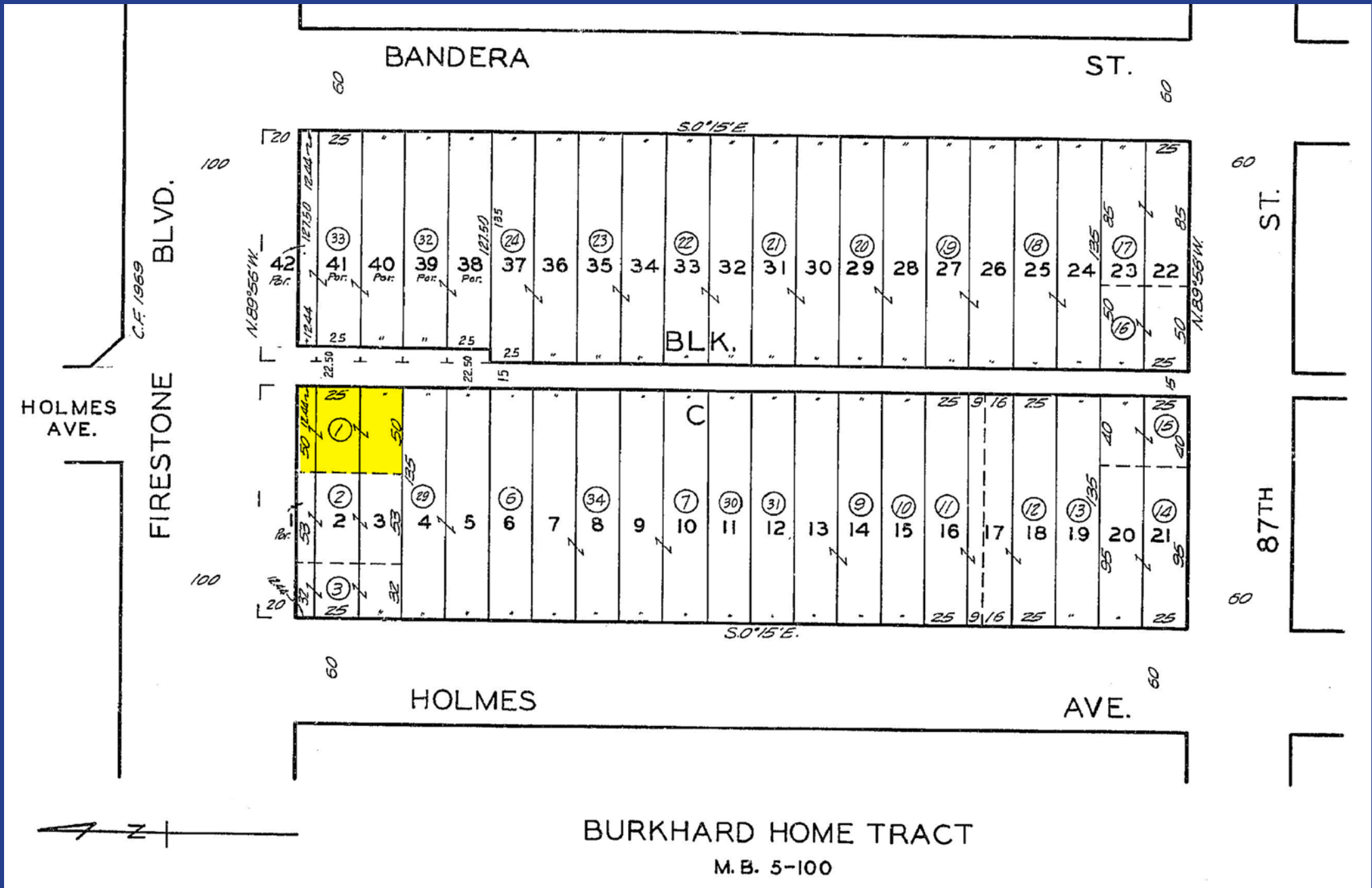




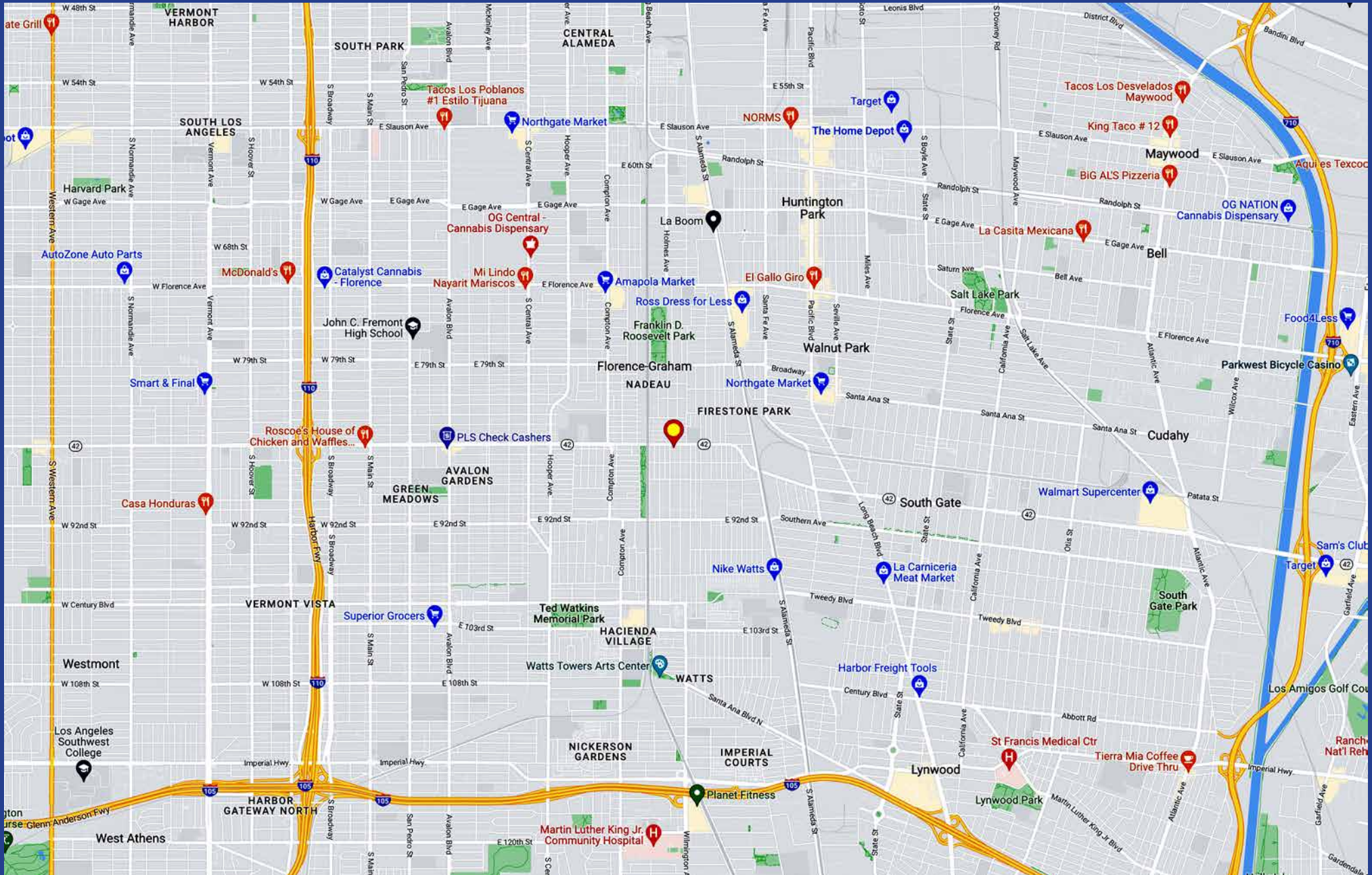
Property Aerial



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

Ideal for Owner/User or Investor

Exclusively offered by



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