

INDUSTRIAL PROPERTY FOR SALE

Owner-User Purchase Opportunity



Sale Price Slashed!

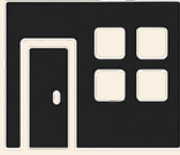
2,459± SF Building on 4,200± SF of Land

3361 Union Pacific Ave, Los Angeles, CA 90023

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM



**INDUSTRIAL
BUILDING**



**OFFICE
SPACE**



**LOADING
DOOR**



**GATED
PARKING**



RESTROOM



**OPPORTUNITY
ZONE**

Building Area	2,459± SF
Office Area	972± SF
Land Area	4,200± SF
Construction	Concrete
Year Built	1946 (Renovated 2025)
Warehouse Clearance Height	10'
Power	400A/240V/3Ph
Ground Level Loading Doors	1: 10x12
Sprinkered	No
Parking	3 Surface Spaces
Zone	LA M2-1-CUGU
APN	5190-032-013

3361 UNION PACIFIC AVENUE LOS ANGELES, CA 90023

Property Highlights

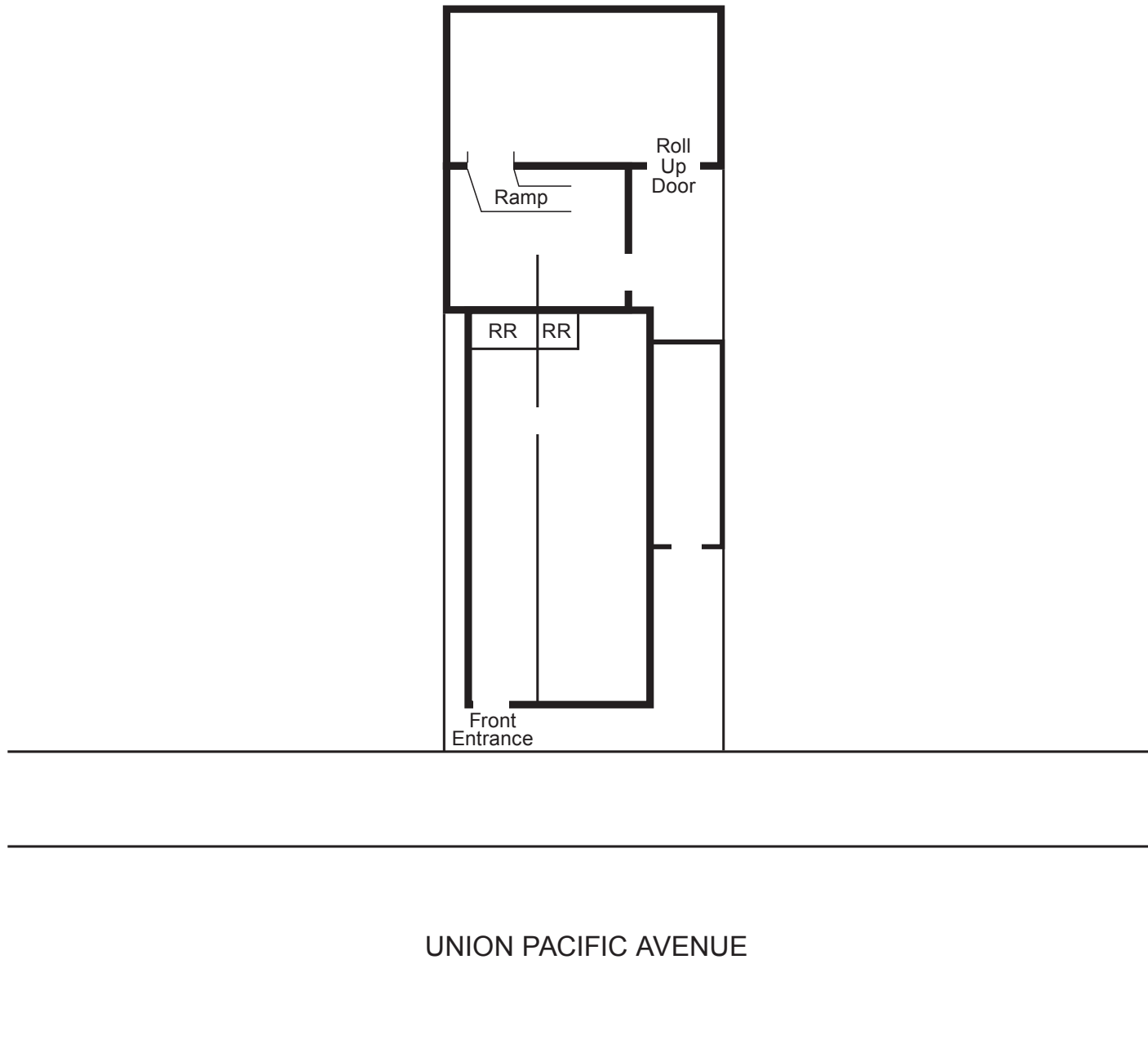
- Rare, small industrial facility
- Manufacturing or warehouse applications
- Ideal for owner-user
- Recently completely renovated
- Secure, gated parking for 3 vehicles
- Ground level loading door
- Great location 3 blocks south of Olympic Blvd just east of Grande Vista Ave/Lorena St
- Adjacent to City of Vernon
- 2 miles southeast of Downtown Los Angeles
- Easy access to I-10, I-5, 60 & 101 freeways
- Located in a Designated Qualified Opportunity Zone (tax benefits)

**ASKING PRICE: ~~\$1,000,000~~ \$775,000
(\$315.17 PER SF)**

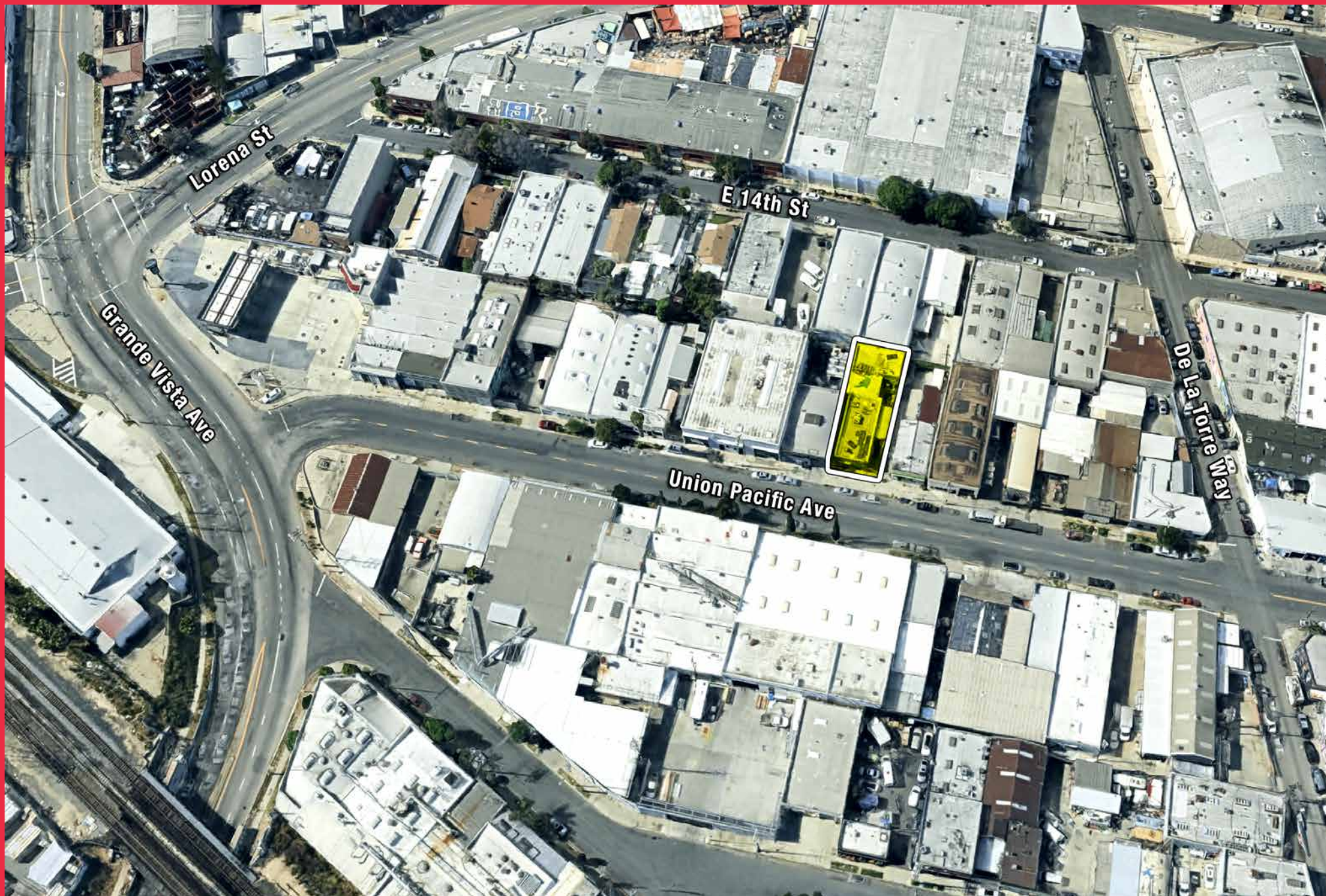


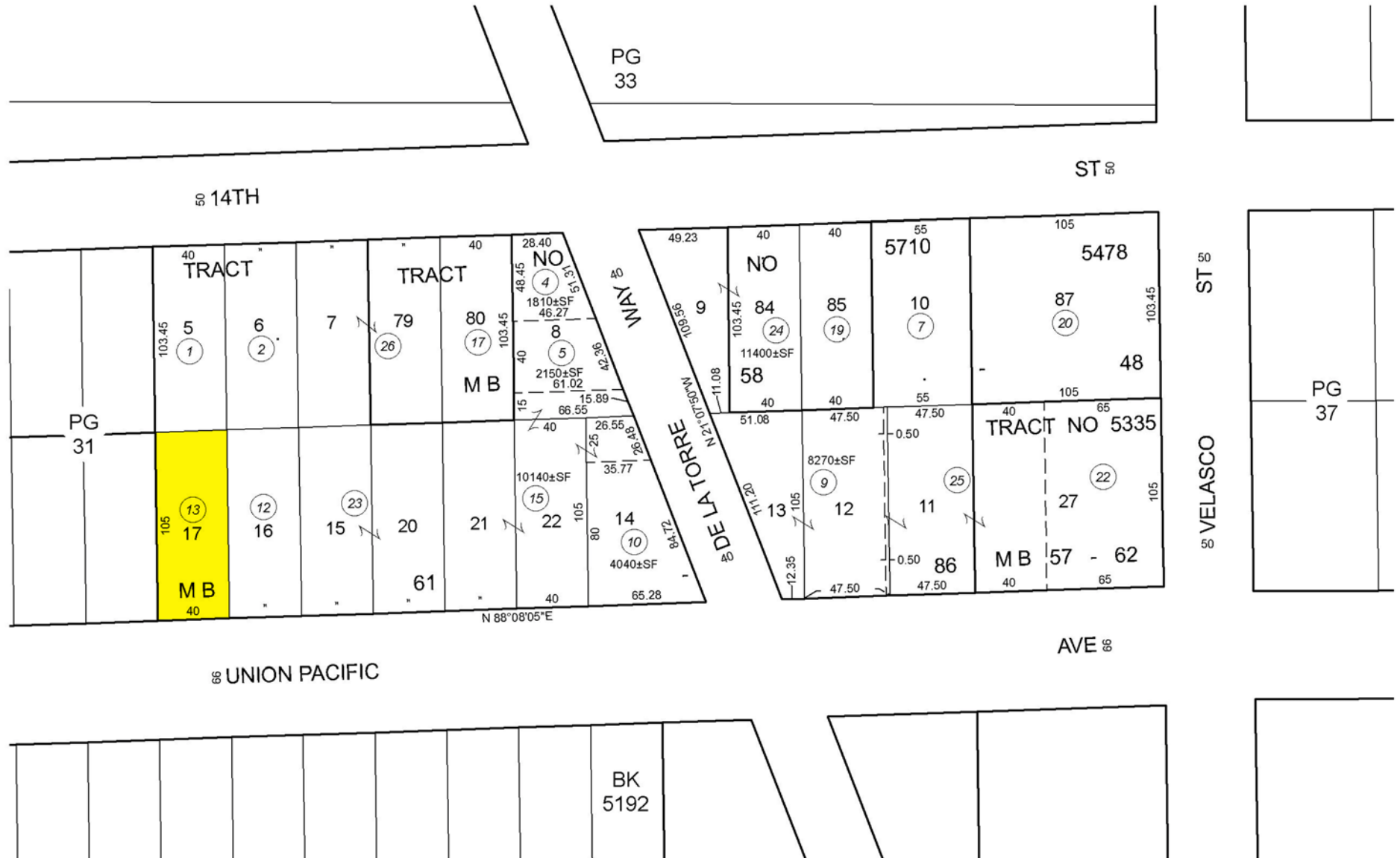


SITE PLAN



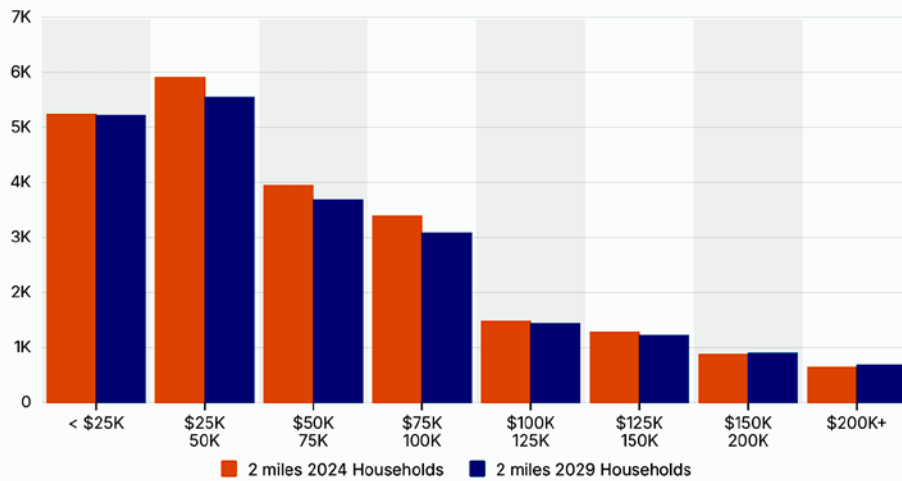
AERIAL PHOTO



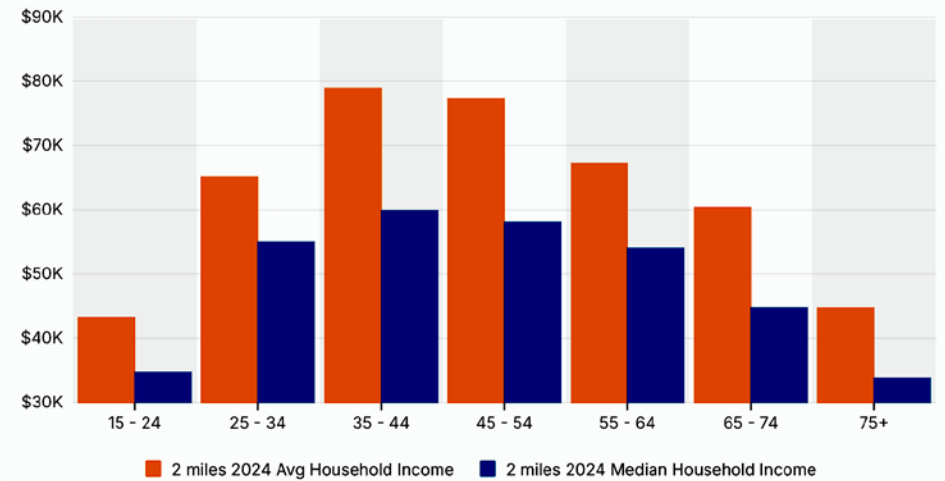


NEIGHBORHOOD DEMOGRAPHICS

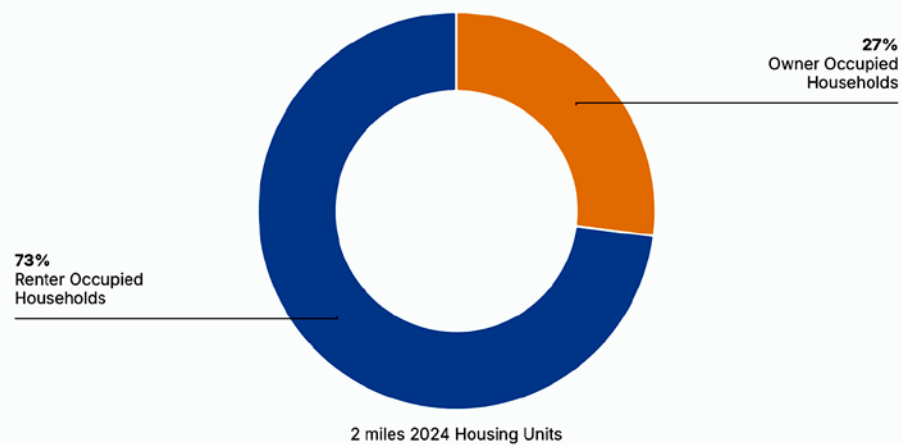
Household Income



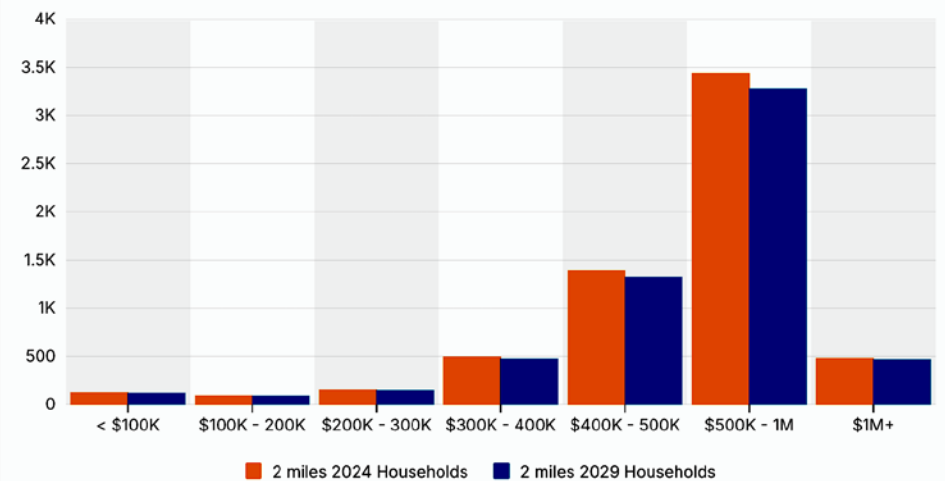
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

3361 UNION PACIFIC AVE, LOS ANGELES, CA 90023

2,459± SF Industrial Building

4,200± SF of Land

Owner-User Purchase Opportunity

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.

Exclusively offered by



Jeff Luster

CEO

213.747.4152 office

213.804.3013 mobile

jeff@majorproperties.com

Lic. 00636424



Samuel P Luster

Sales Associate

213.222.1200 office

818.584.4344 mobile

sam@majorproperties.com

Lic. 02012790

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists