

INDUSTRIAL PROPERTY FOR SALE

Owner-User Purchase Opportunity



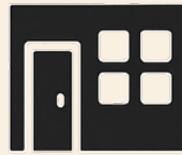
Sale Price Slashed!

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

Sprinklered No

Parking 3 Surface Spaces

Zone LA M2-1-CUGU

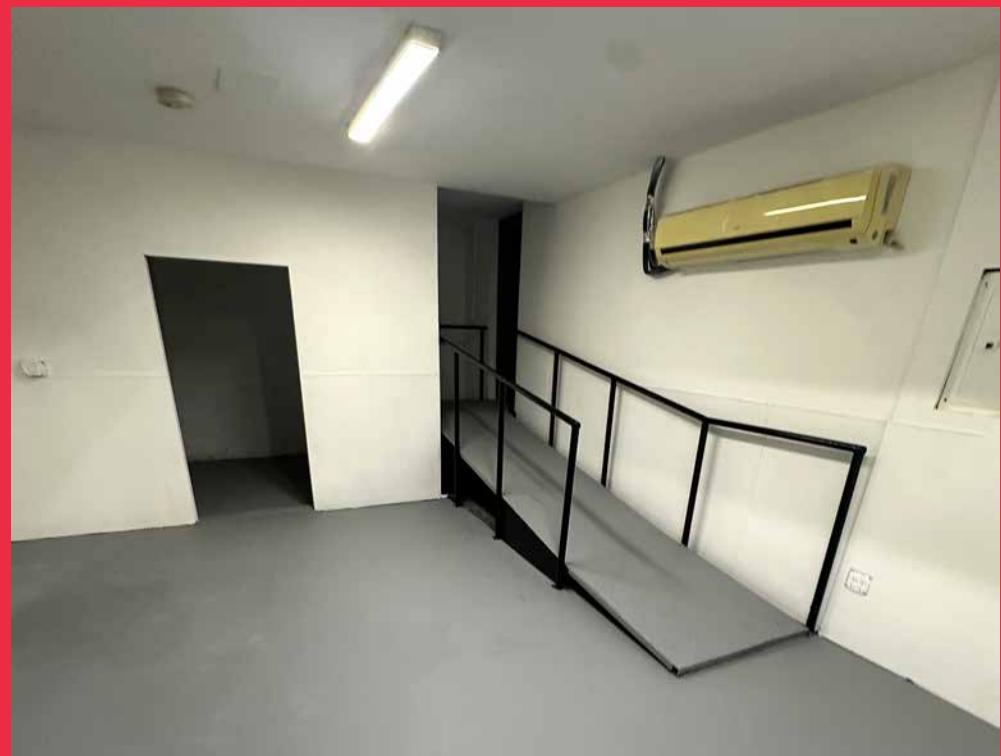
APN 5190-032-013

3361 UNION PACIFIC AVENUE
LOS ANGELES, CA 90023

Property Highlights

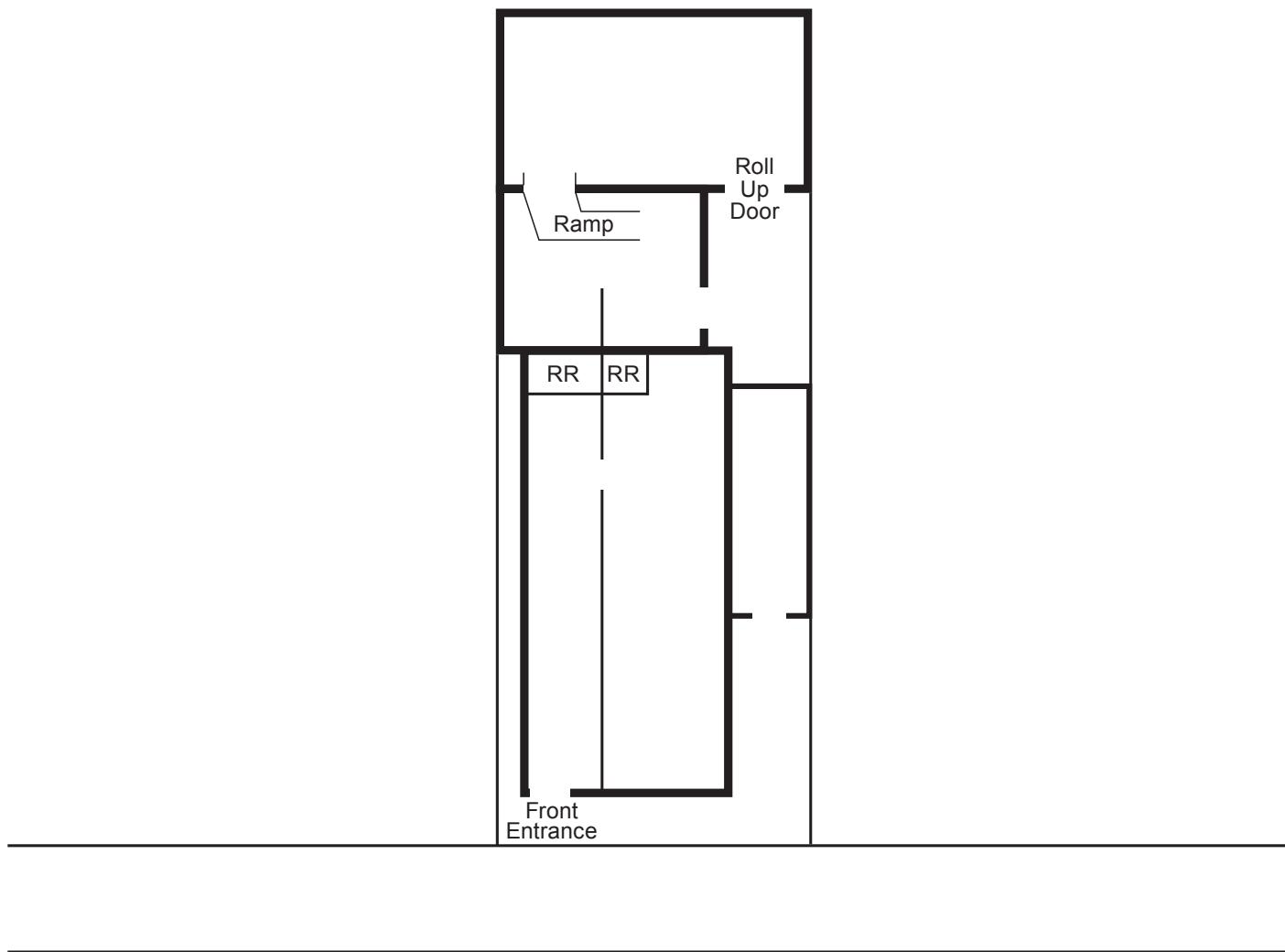
- Rare, small industrial facility
- Manufacturing or warehouse applications
- Ideal for owner-user
- Recently completely renovated
- Secure, gated parking for 3 vehicles
- Ground level loading door
- Great location 3 blocks south of Olympic Blvd just east of Grande Vista Ave/Lorena St
- Adjacent to City 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)



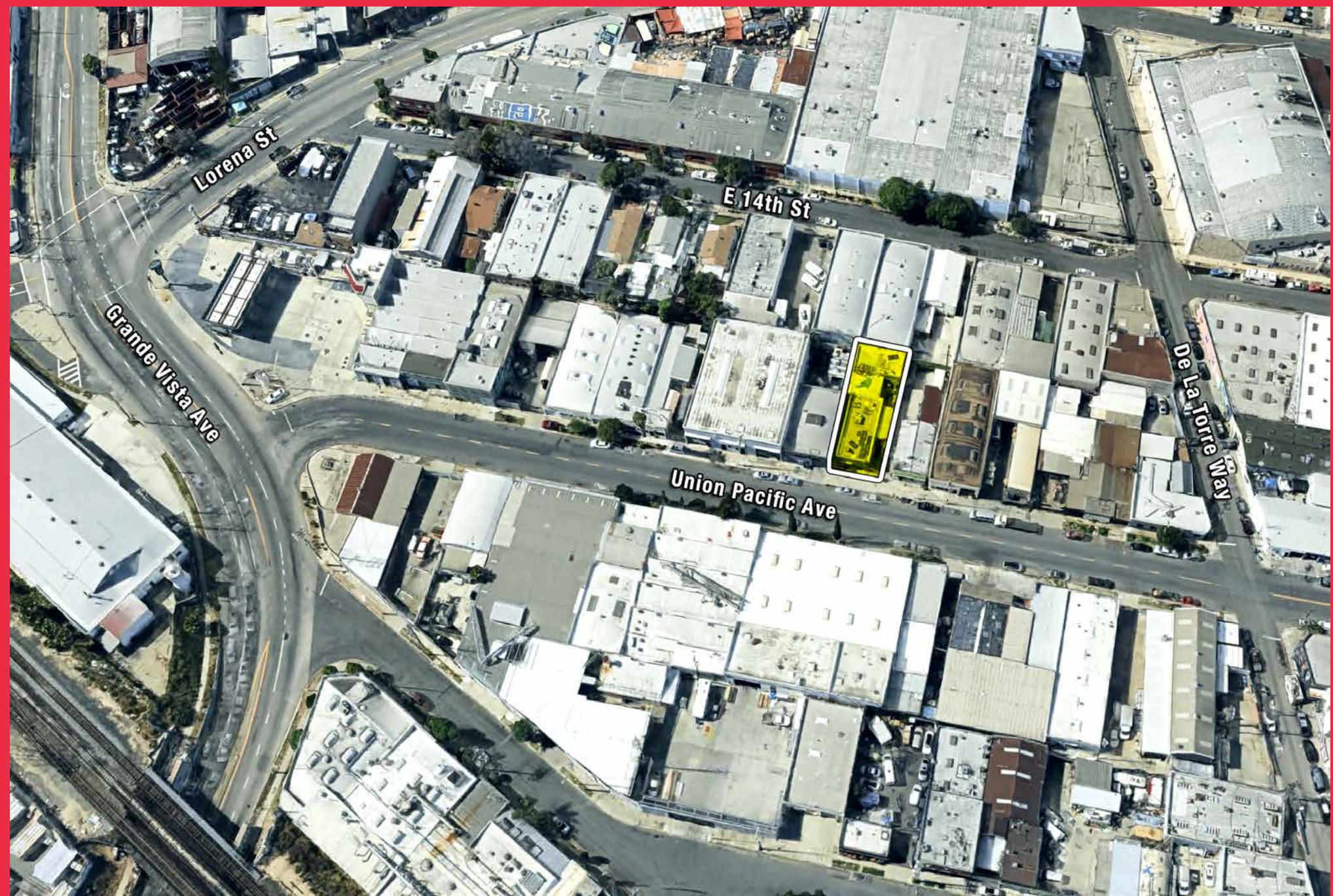


SITE PLAN



UNION PACIFIC AVENUE

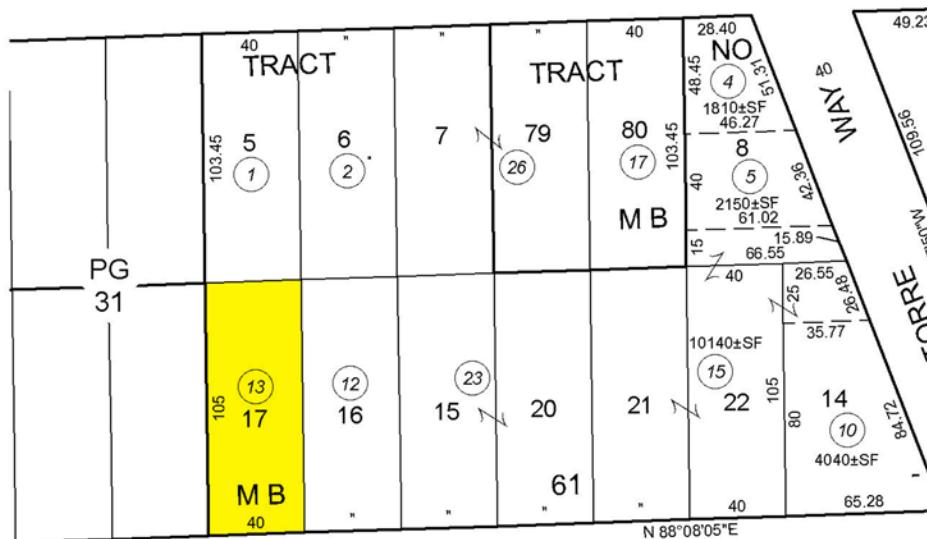
AERIAL PHOTO



PLAT MAP



50 14TH



66 UNION PACIFIC

AVE 66

BK
5192

50 ST ASCO

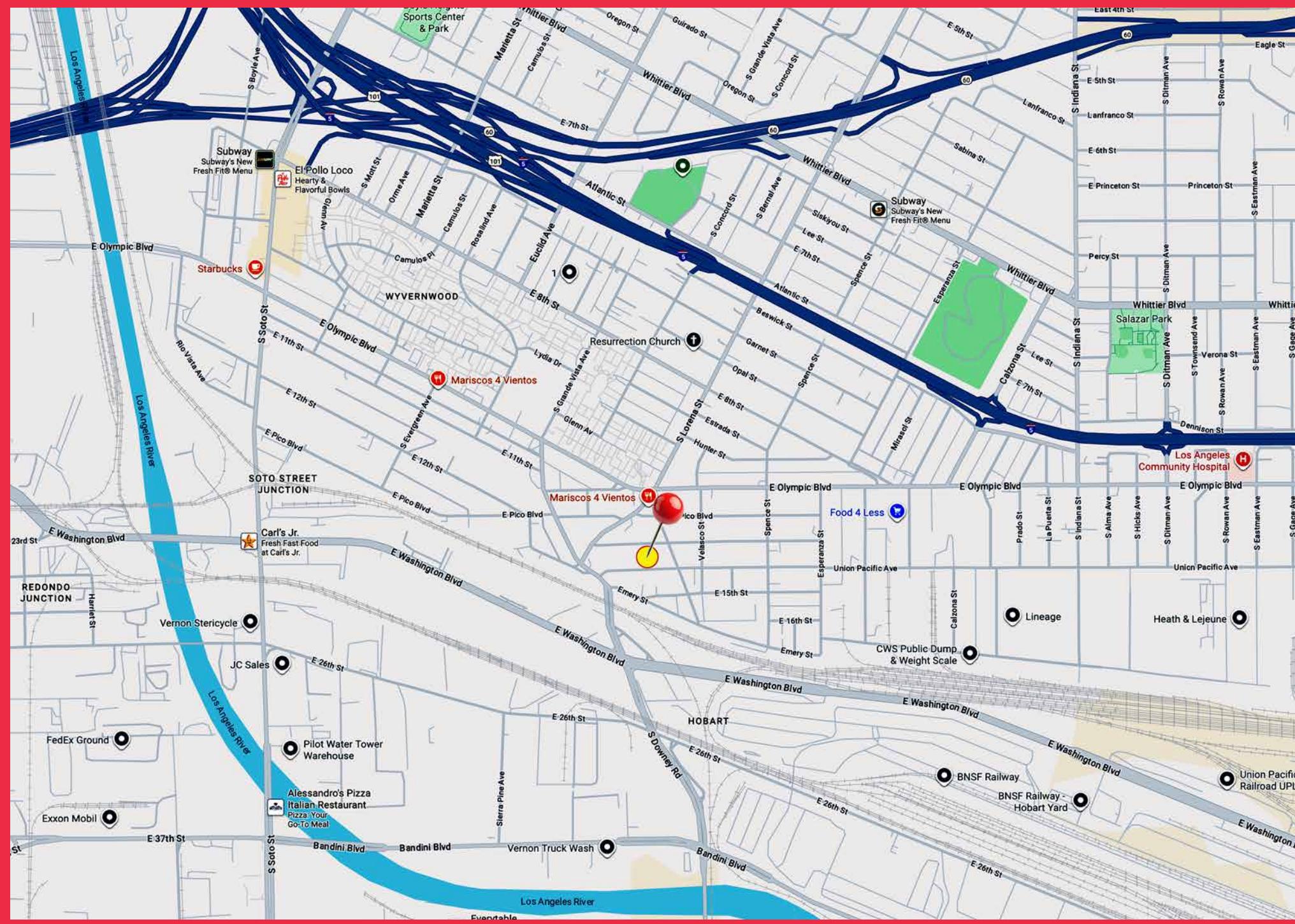
VEI ASCO

50
15

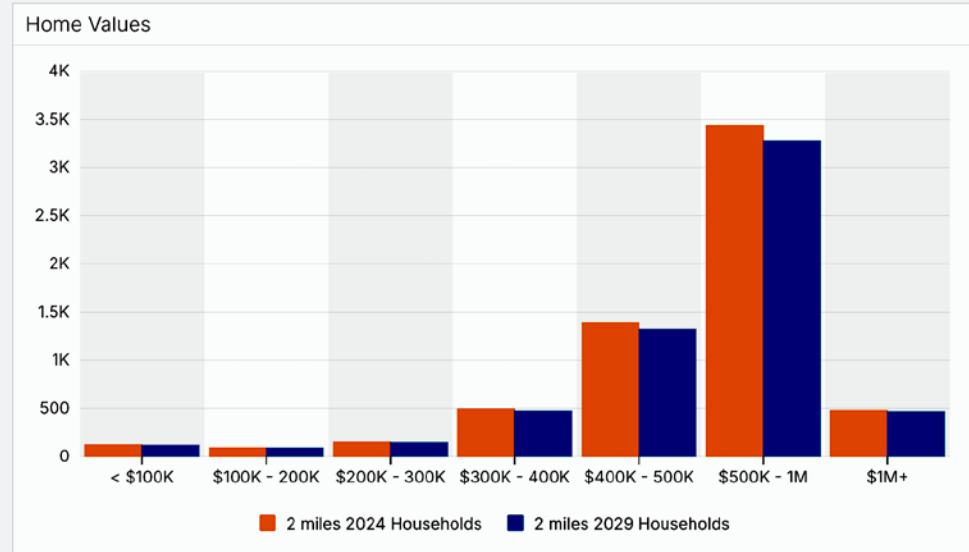
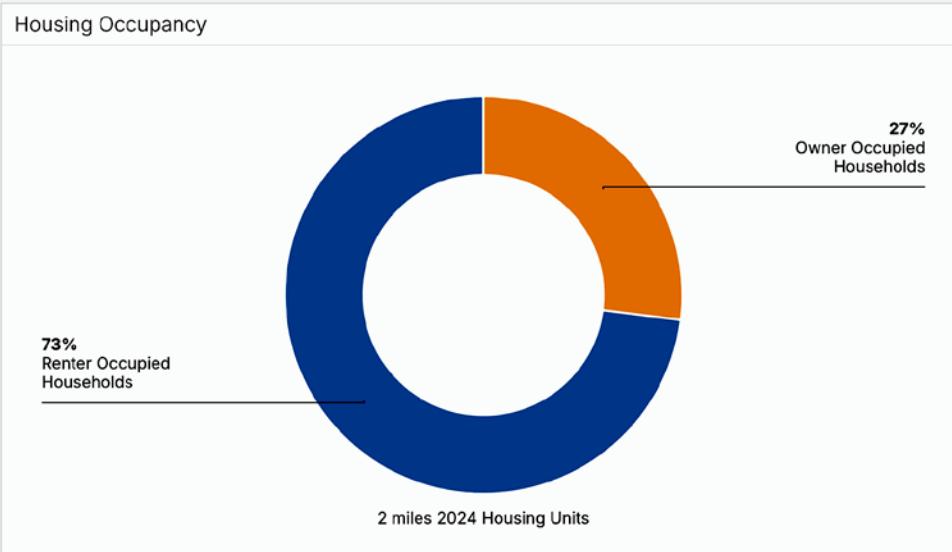
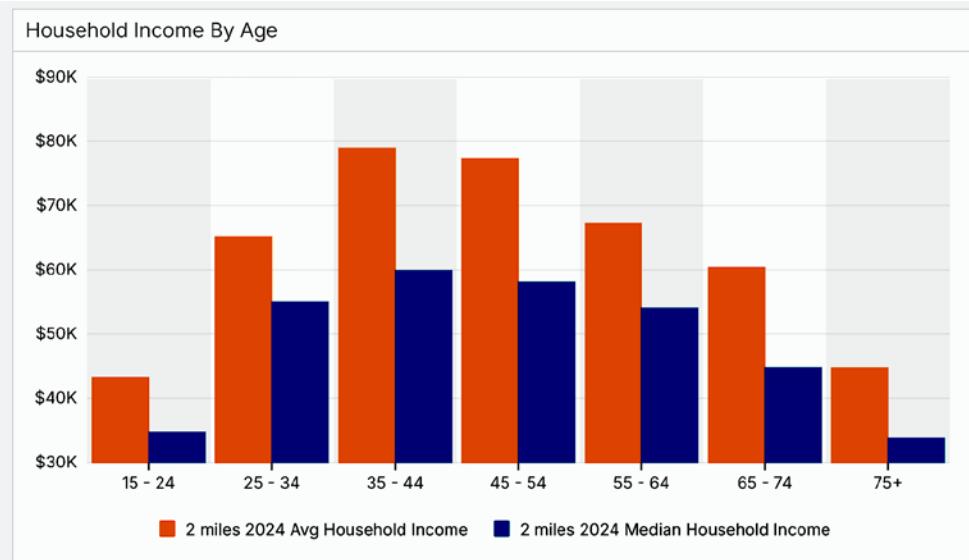
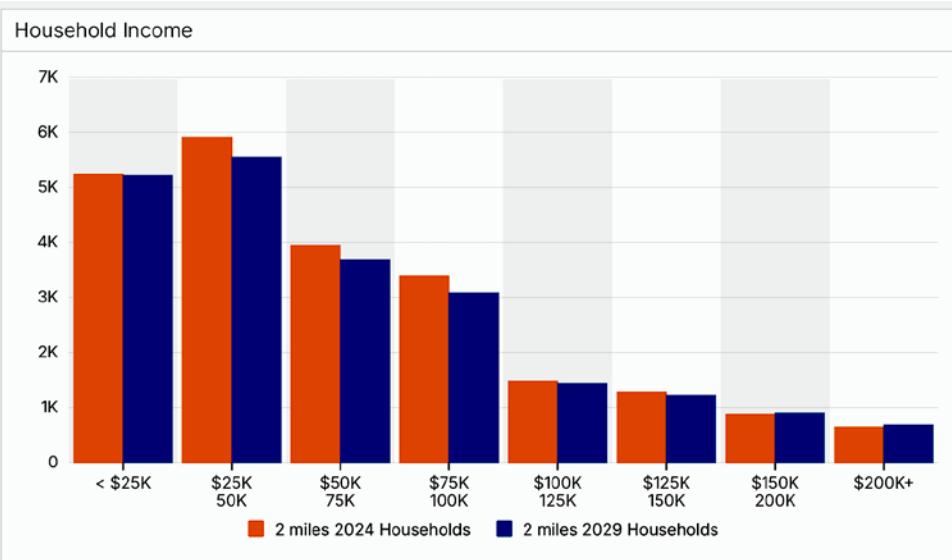
ST 5

PG
33

AREA MAP



NEIGHBORHOOD DEMOGRAPHICS



FOR SALE

3361 UNION PACIFIC AVE, LOS ANGELES, CA 90023

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

Owner-User Purchase Opportunity

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