

INDUSTRIAL PROPERTY FOR SALE

3-Unit Warehouse Ideal for Owner-User or Investor

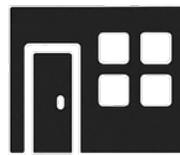


4,576± SF Building on 4,800± SF of Land

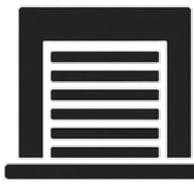
3743-3751 Union Pacific Ave, Los Angeles, CA 90023



INDUSTRIAL
BUILDING



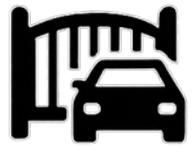
OFFICE
SPACE



LOADING
DOOR



OPPORTUNITY
ZONE



GATED
PARKING



RESTROOM

Building Area 4,576± SF

Office Area 282± SF (2)

Land Area 4,800± SF

Construction Frame & Stucco

Year Built 1952 (Renovated 2025)

Warehouse Clearance Height 10'

Power 400A/440V/3Ph

Ground Level Loading Doors 1: 12'6" x 8'10"

Sprinklered No

Parking 2 Surface Spaces

Restrooms 4

Zone LA MR1-1-CUGU

APN 5191-027-019

Opportunity Zone Yes

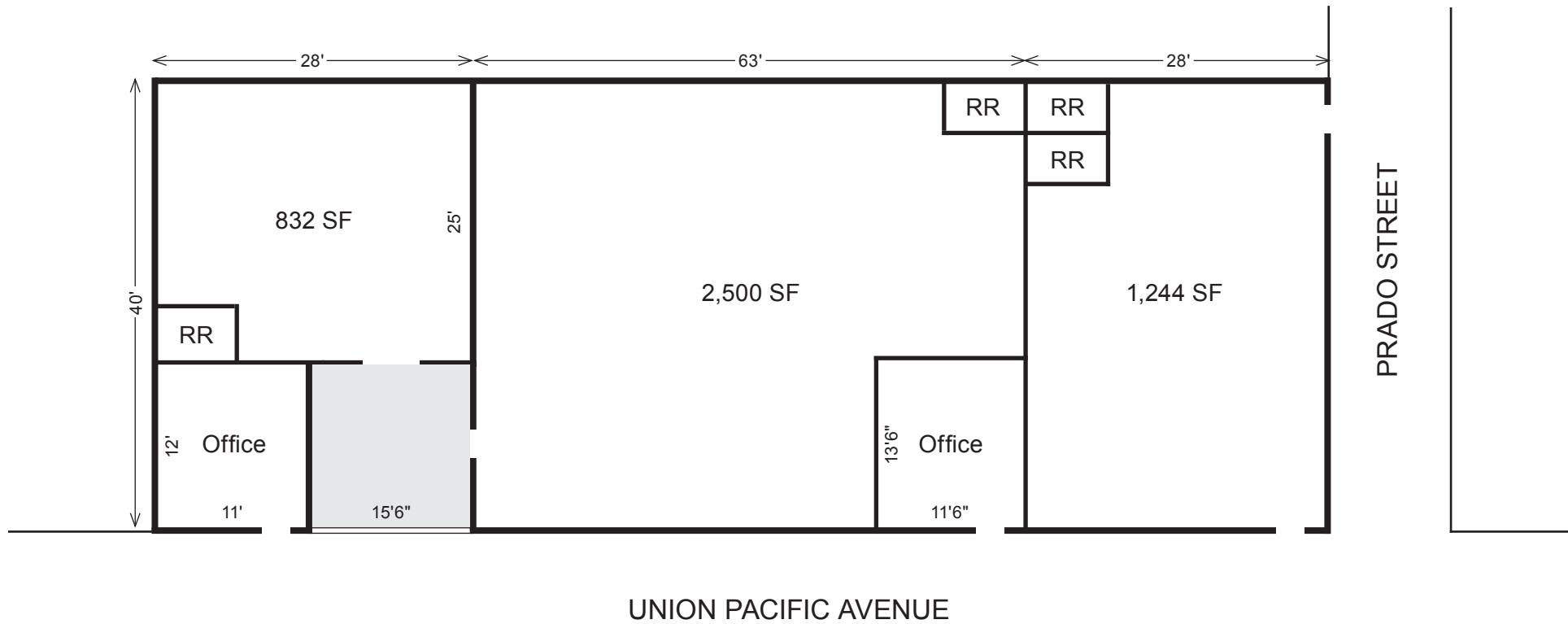
3743-3751 UNION PACIFIC AVENUE
LOS ANGELES, CA 90023

Property Highlights

- Industrial facility with 3 units
- Light manufacturing, assembly or warehouse applications
- Ideal for owner-user or investor
- Renovated in 2025
- New electrical and plumbing
- Secure, gated parking for 2 vehicles plus abundant street parking
- Ground level loading door
- Great location 1 block south of Olympic Blvd and 2 blocks west of Indiana St
- 2 blocks south of the Santa Ana (I-5) Freeway
- Located in a Designated Qualified Opportunity Zone (tax benefits)

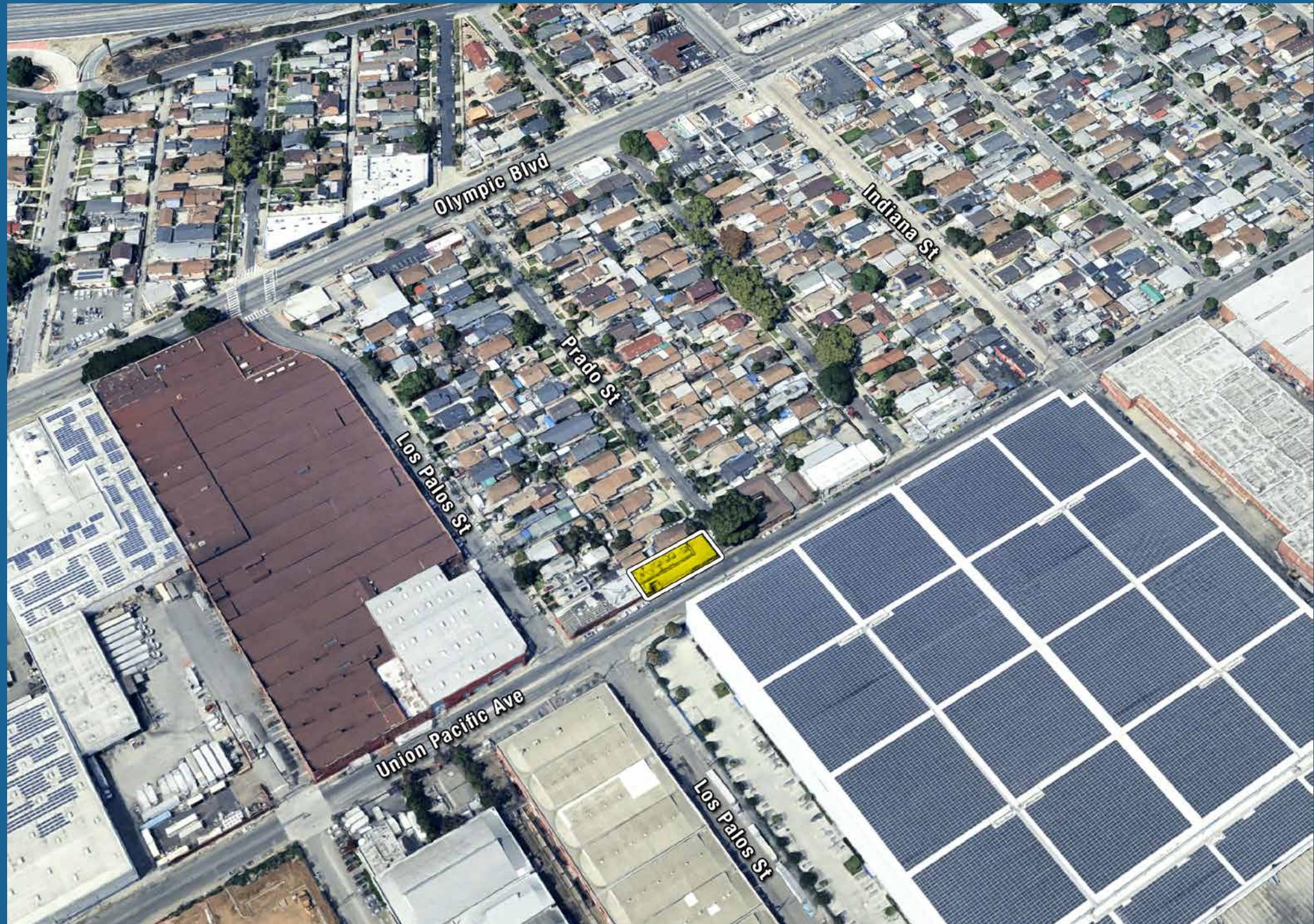
ASKING PRICE: \$1,375,000
(\$300.48 PER SF)

SITE PLAN

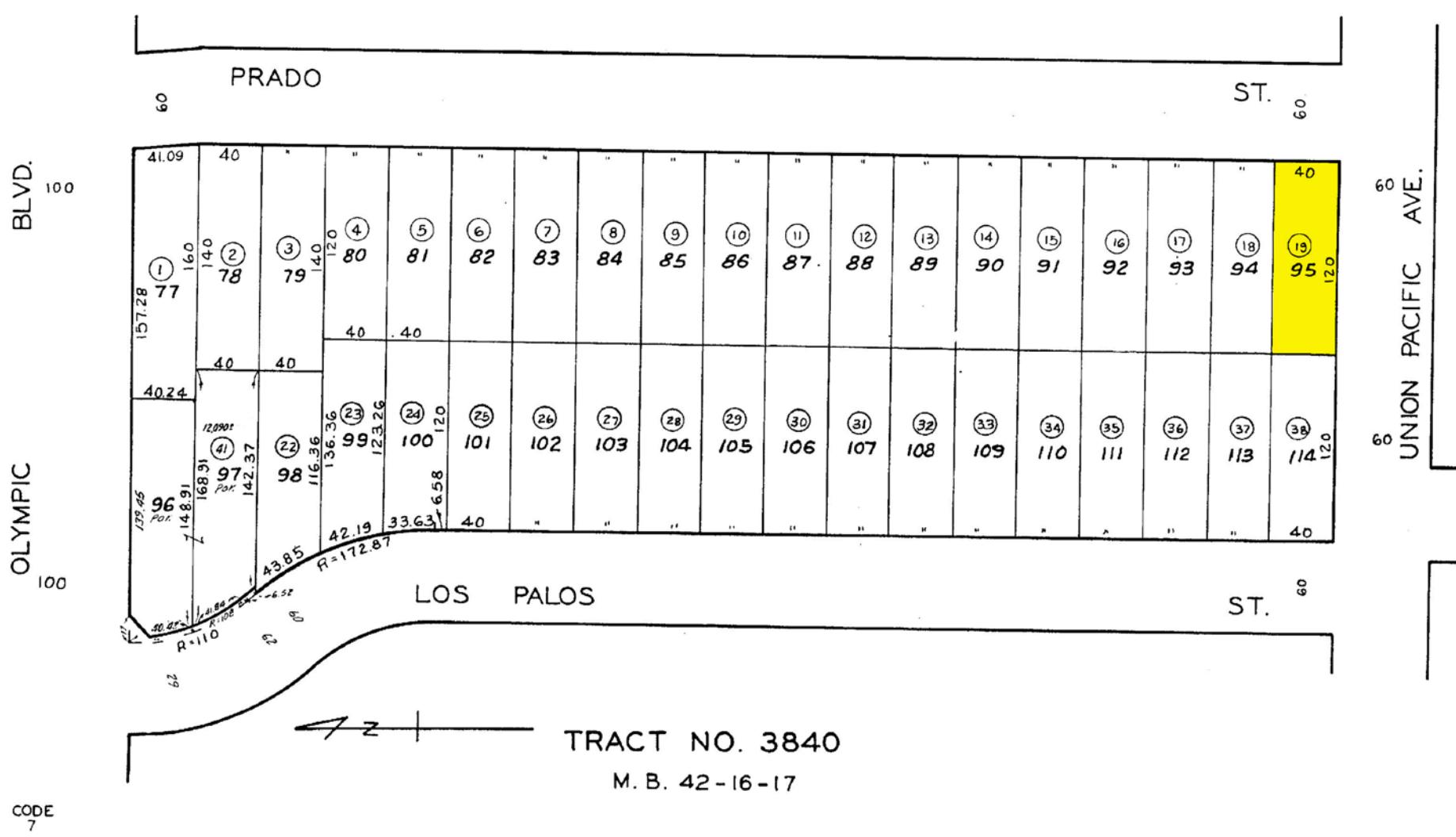


Site Plan Not to Scale | All measurements approximate

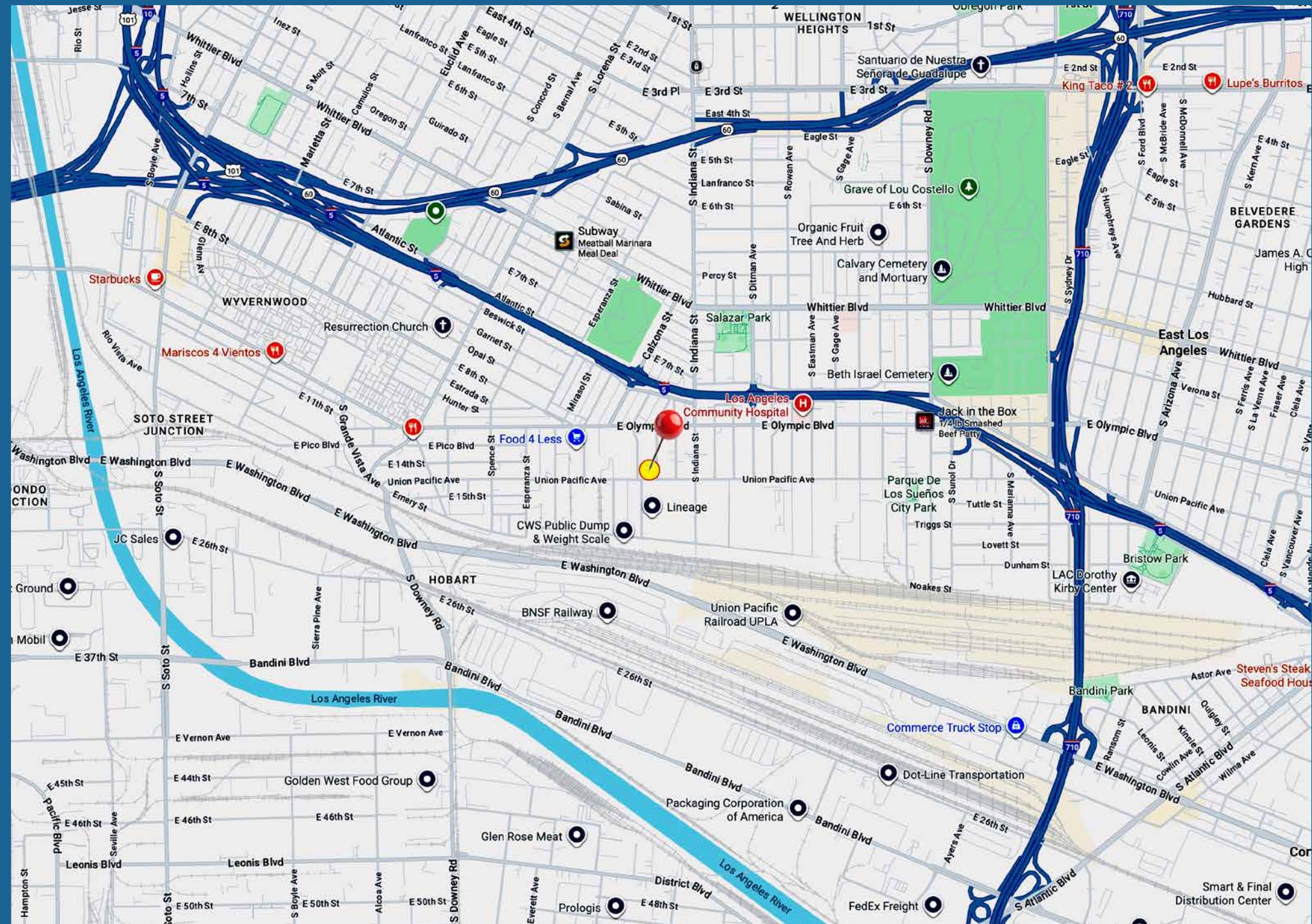
AERIAL PHOTO



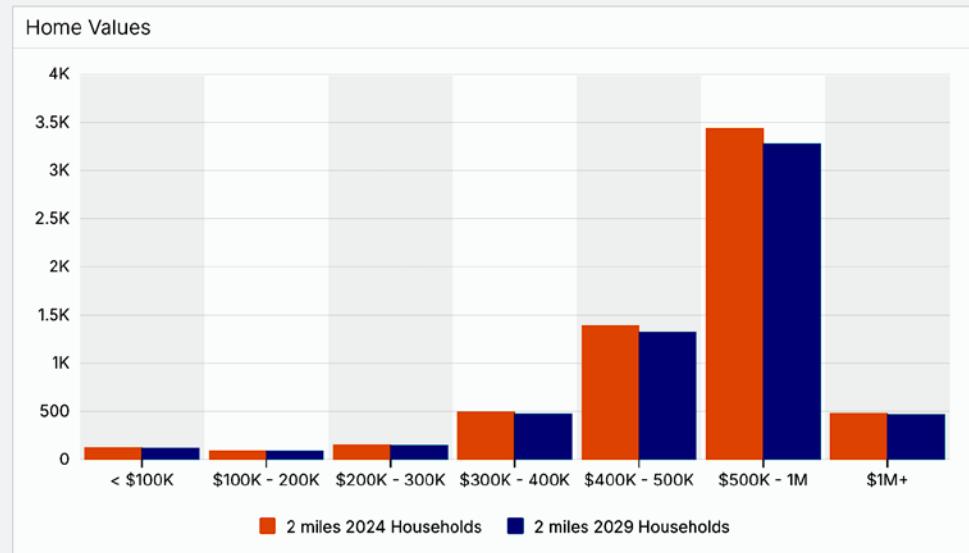
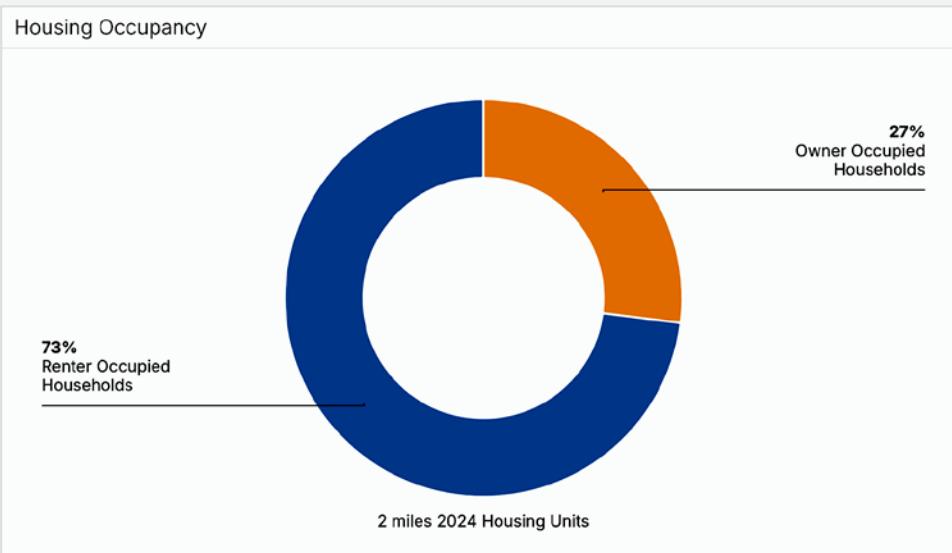
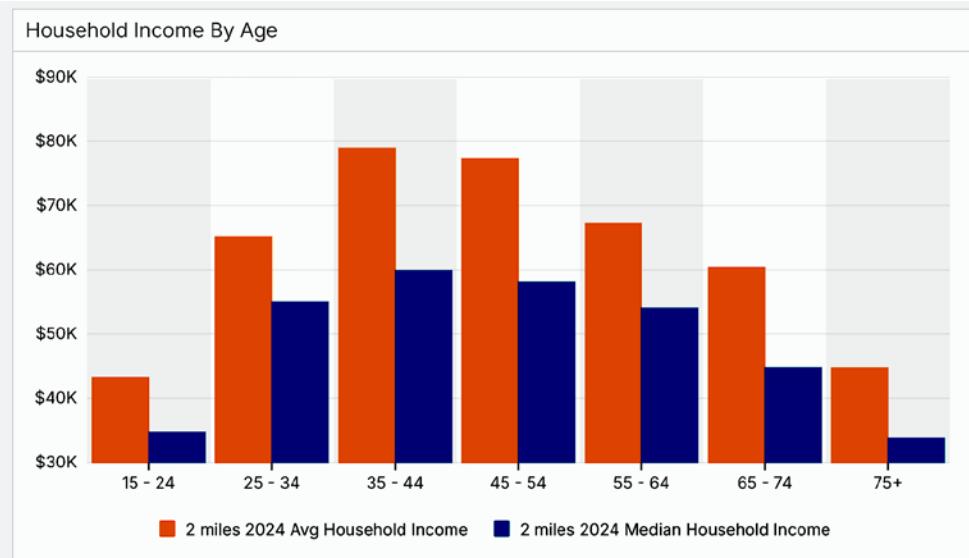
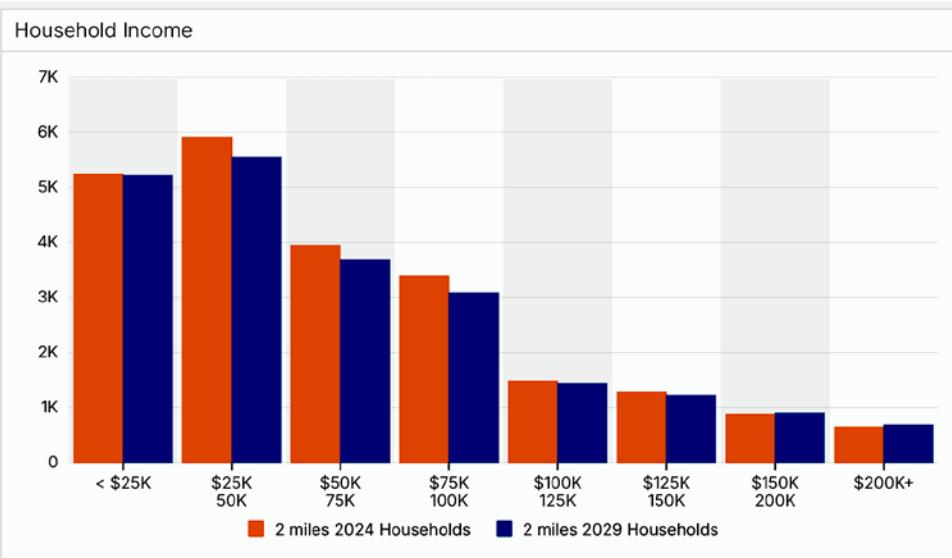
PLAT MAP



AREA MAP



NEIGHBORHOOD DEMOGRAPHICS



FOR SALE

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4,576± SF Industrial Building
4,800± SF of Land

3-Unit Warehouse For Sale

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