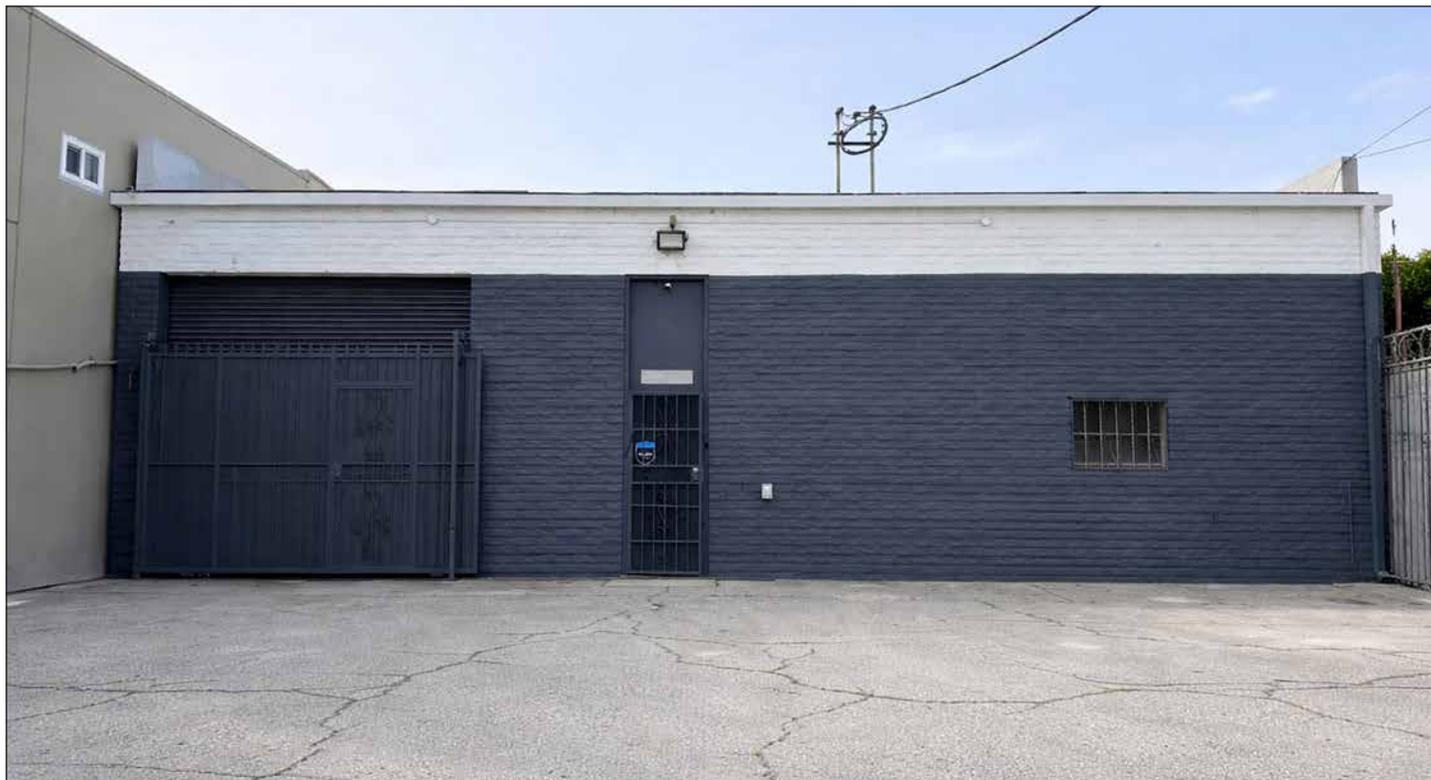


INDUSTRIAL PROPERTY FOR SALE

Warehouse/Office/Creative Facility

BUILDING SF: 3,060 ±

LAND SF: 5,250 ±



2807 S OLIVE STREET, LOS ANGELES CA 90007

- Ideal owner/user purchase opportunity
- Great for artists, video/music/media production, design, podcasting, import/export, fashion manufacturing, etc.
- Rare small building with HVAC throughout
- Polished concrete floors and clear span 17' ceiling height
- Bonus 600 SF mezzanine office (not included in total SF)
- 4 gated parking spaces plus street parking
- Located ½-mile east of USC campus and ½-mile south of the Santa Monica (I-10) Freeway and DTLA
- Asking price: \$1,100,000 (\$359.48 per SF)

For More Information, Please Contact

RON KIM

213.422.4955

ron@majorproperties.com

DRE LIC. 01891773

PROPERTY DETAILS

Building Area _____ 3,060± SF

Land Area _____ 5,250± SF

Zone _____ LA M1

Year Built _____ 1971

Construction _____ Block

Office Mezzanine: _____ 600± SF

Restrooms _____ 2

Parking _____ 4

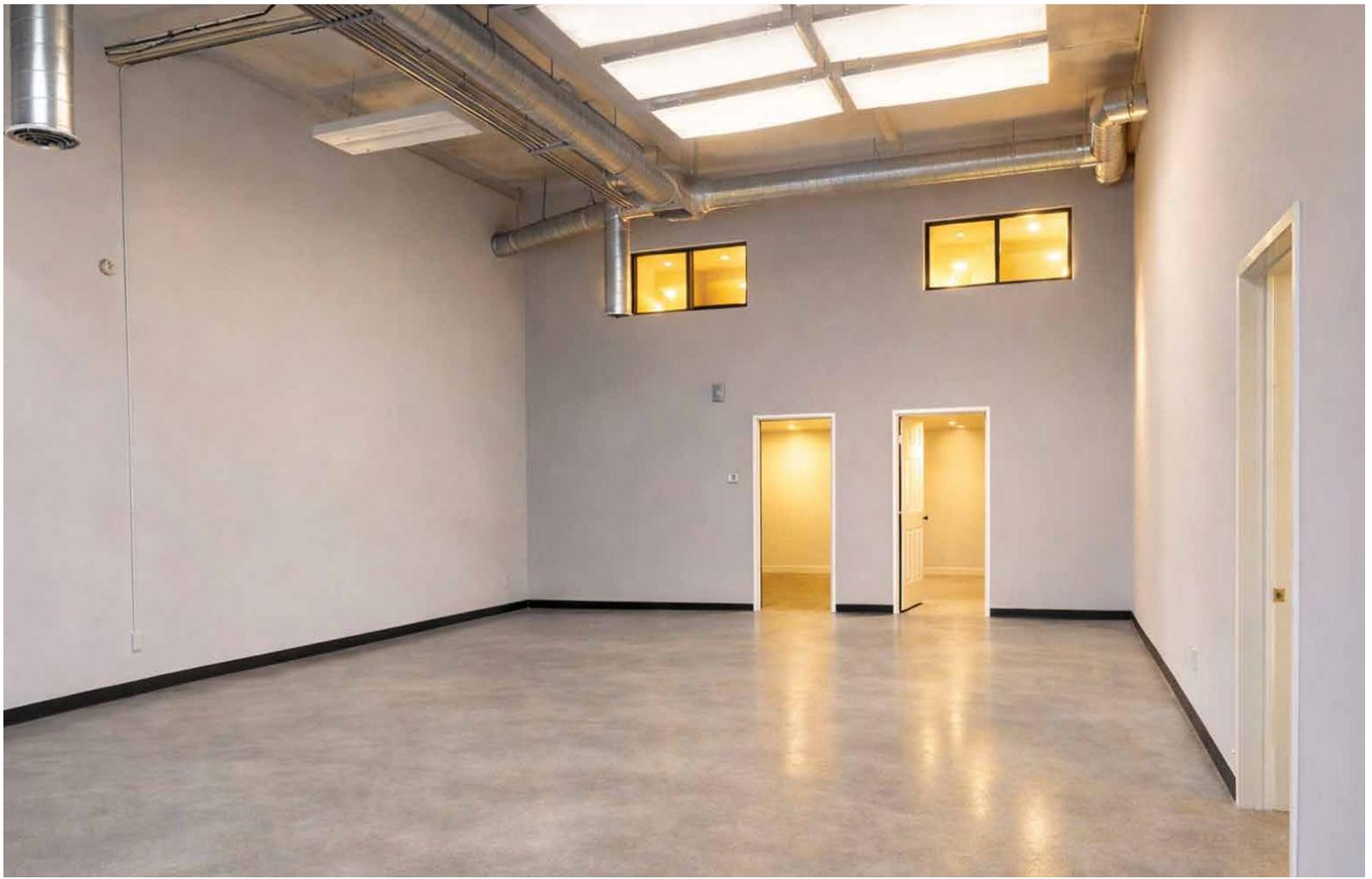
G.L Loading Doors _____ 1: 10x14

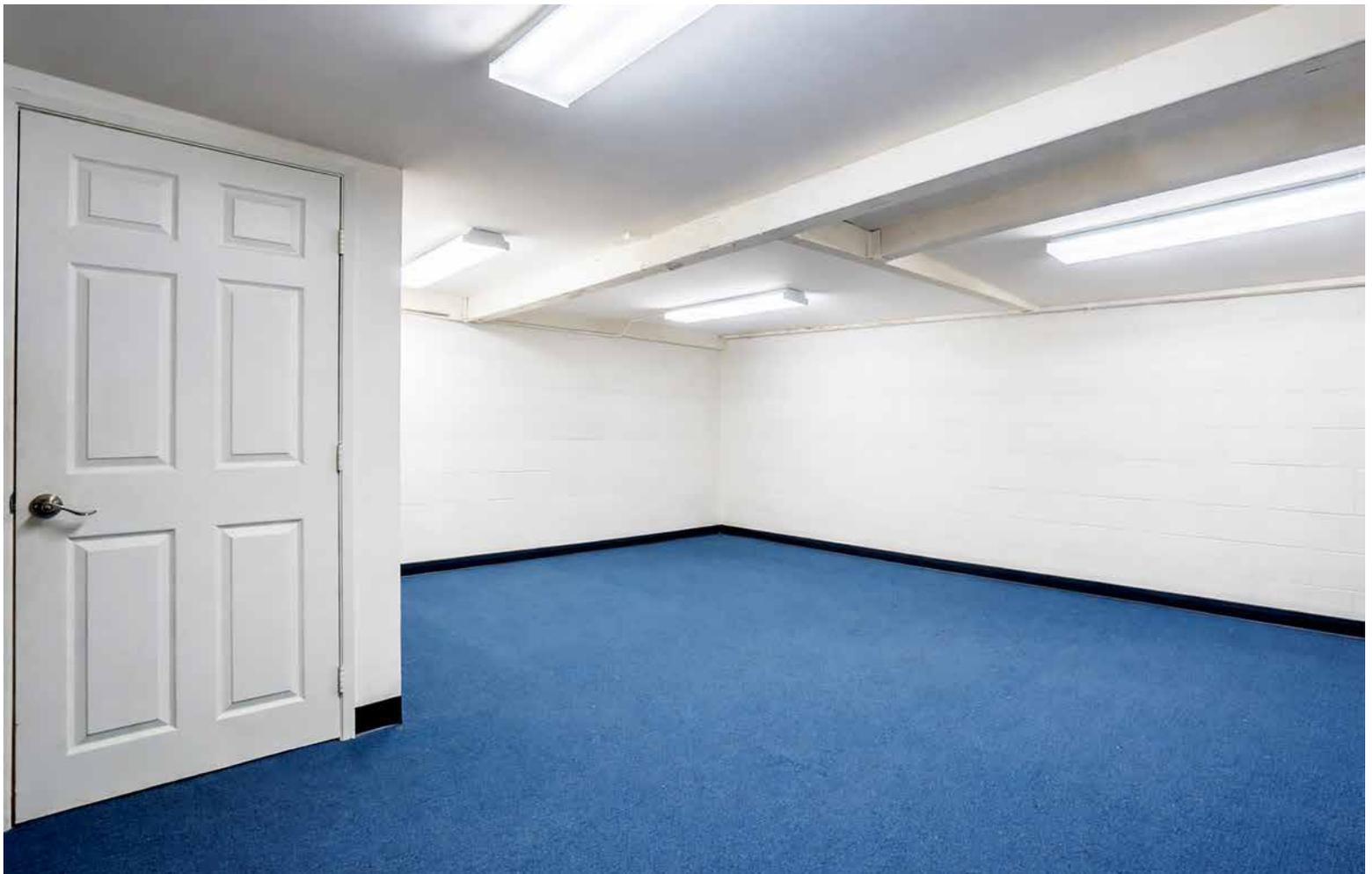
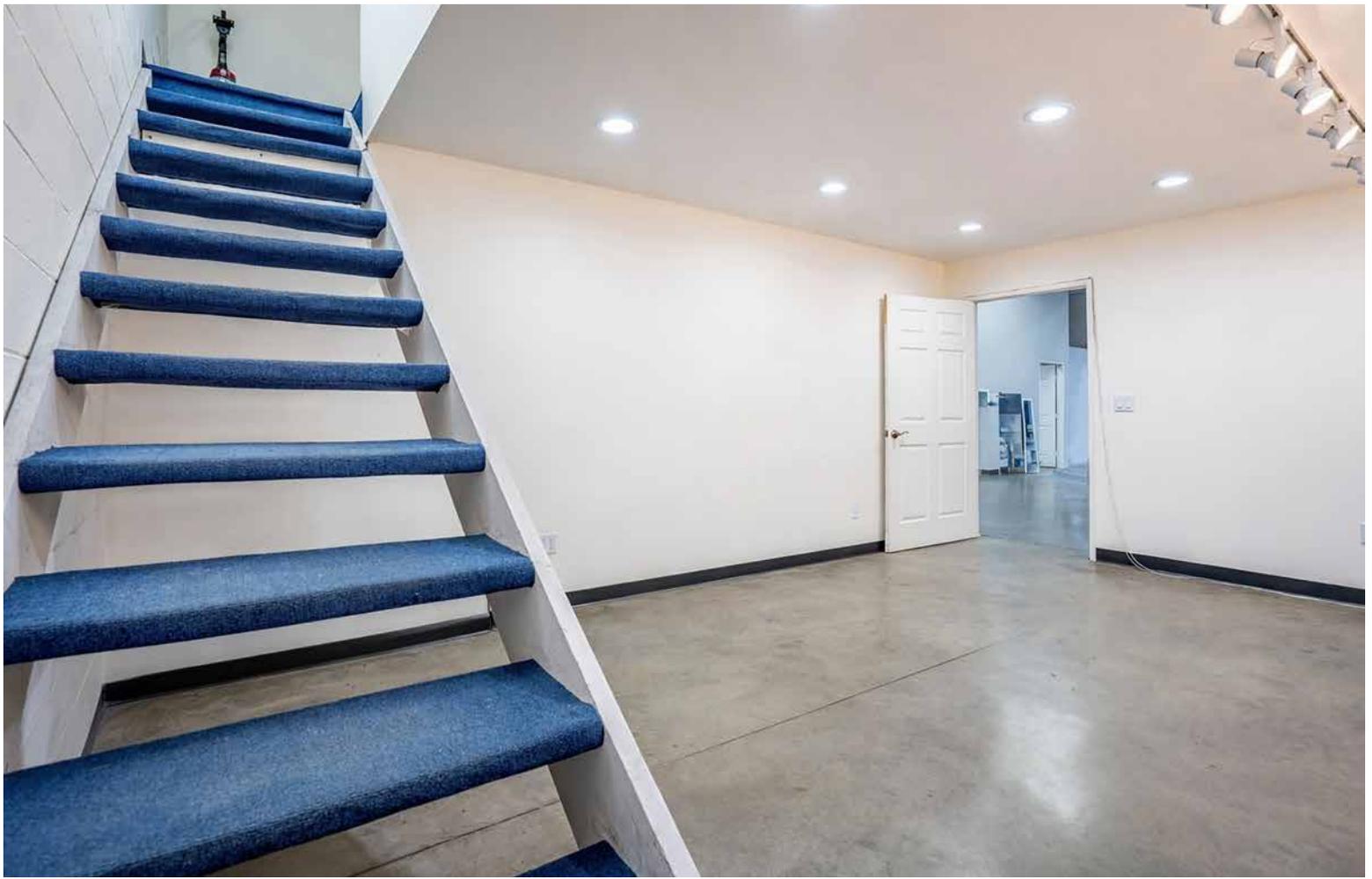
Warehouse Clearance: _____ 17'

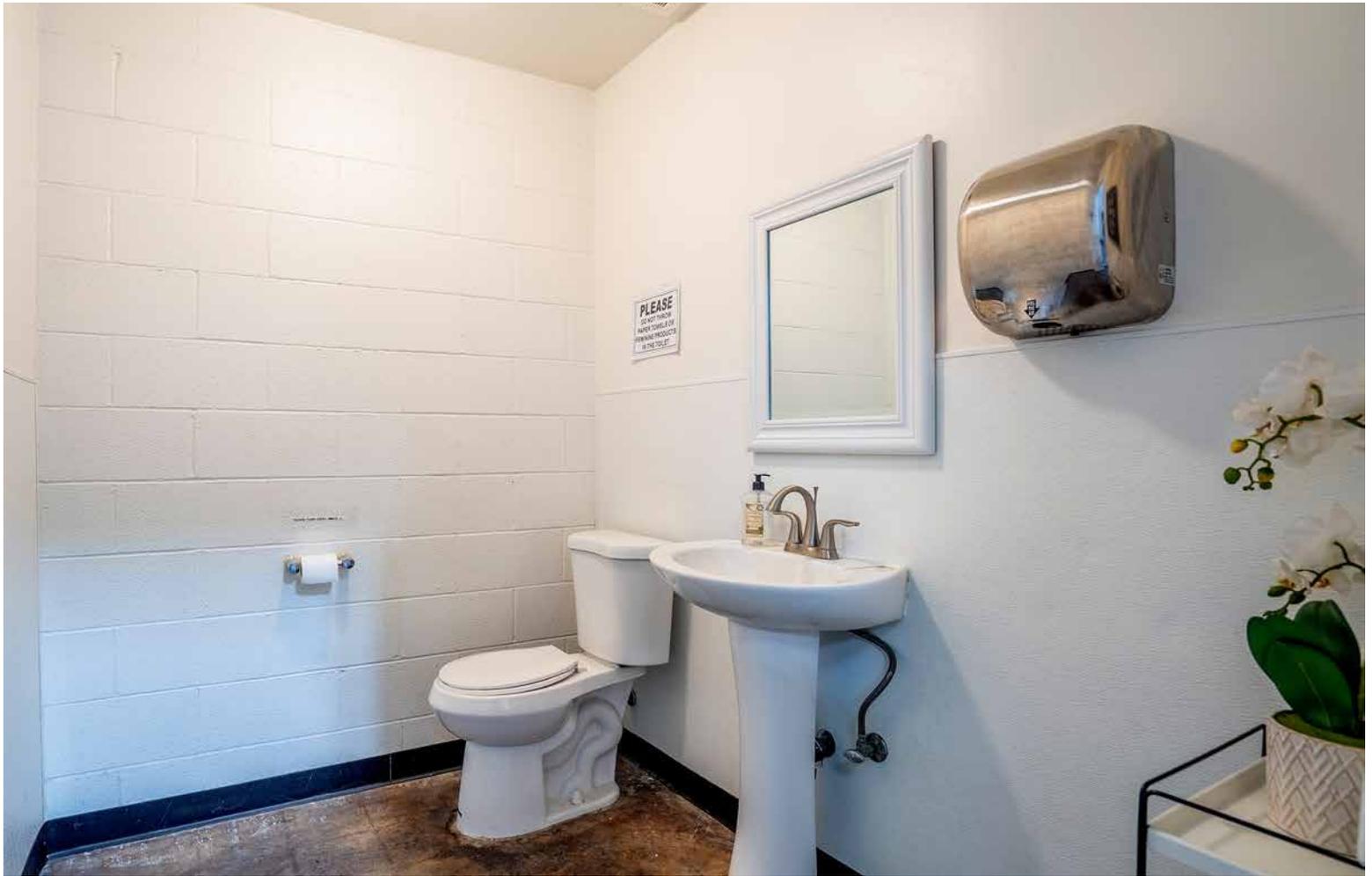
Power _____ 300A/240V/3Phase

APN _____ 5122-011-025

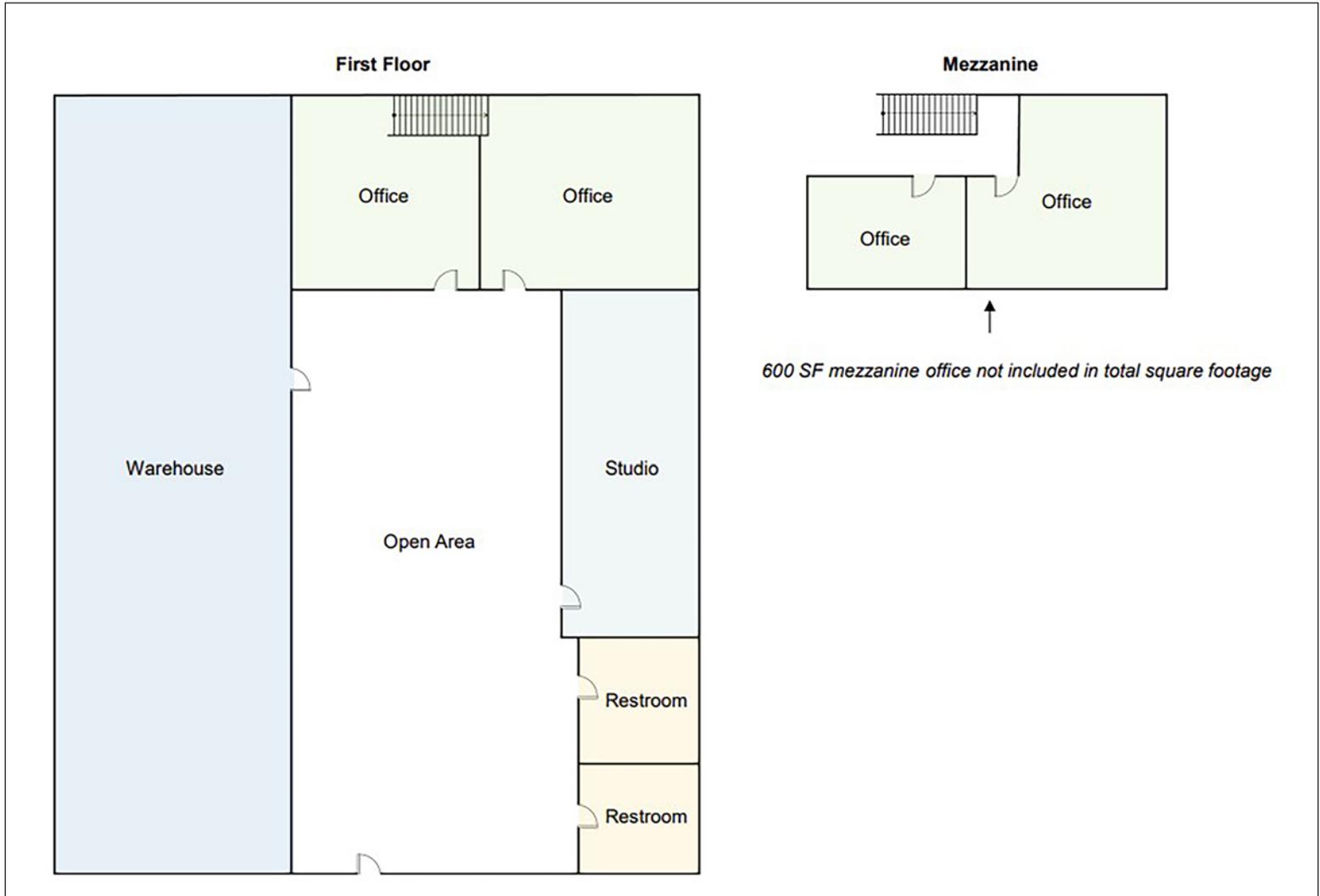
The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.







INDUSTRIAL PROPERTY FOR SALE



INDUSTRIAL PROPERTY FOR SALE

