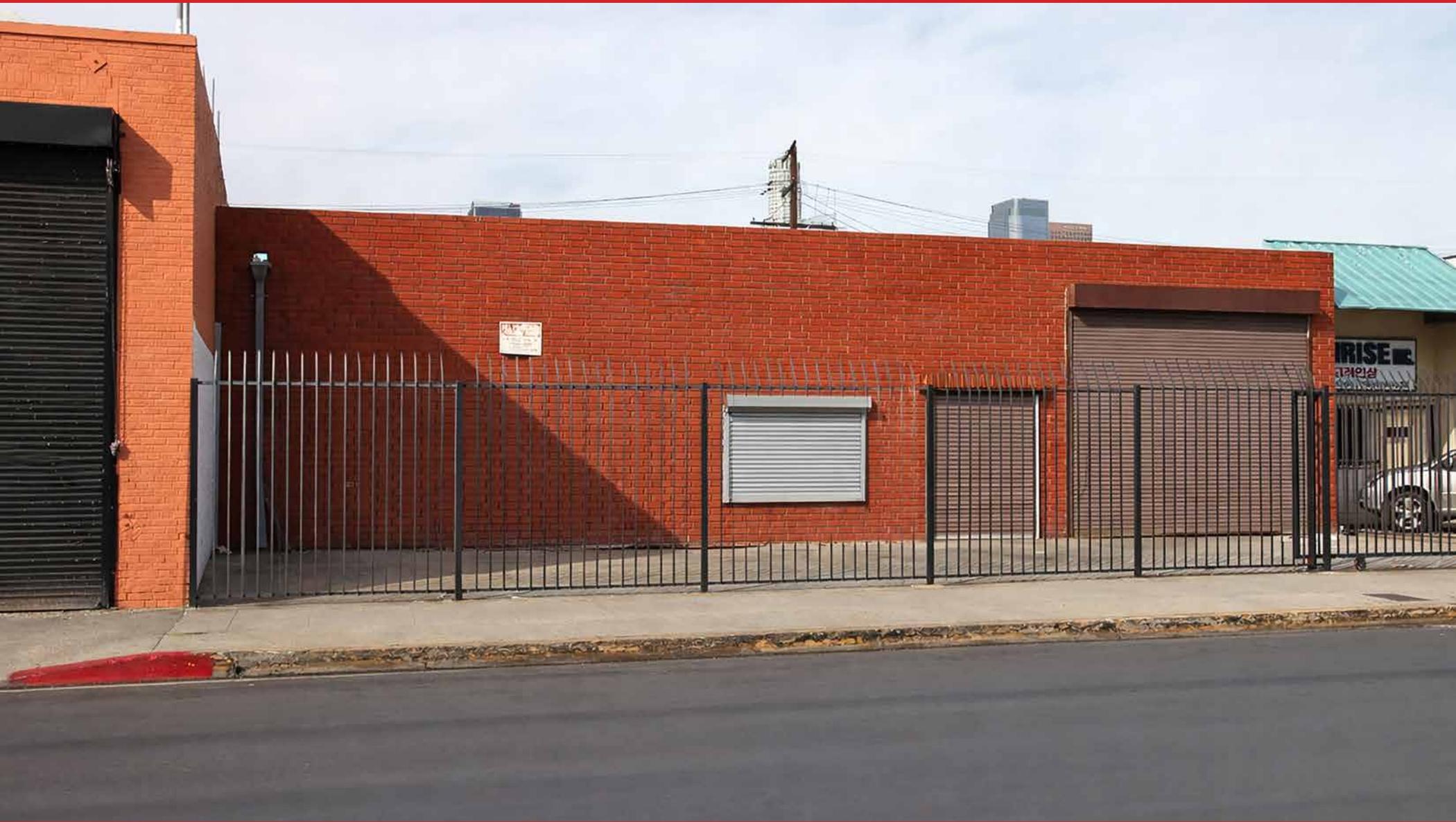


INDUSTRIAL PROPERTY FOR SALE

MAJOR PROPERTIES
REAL ESTATE



725 Stanford Avenue
Los Angeles, CA 90021

±4,640 SF Building on ±6,376 SF of Land

725 STANFORD AVENUE
LOS ANGELES, CA 90021

Property Details

Building Area:	±4,640 SF
Land Area:	±6,376 SF
Office Area:	Yes
Stories:	1
Year Built:	1964
Construction:	Masonry
Warehouse Ceiling Height:	18'
Power:	TBD
Ground Level Loading:	1: 8x18
Exterior Dock:	Yes
Parking:	4 Surface Spaces
Restrooms:	2
Zone:	LAM2-4
APN:	5146-035-045

Asking Price: \$1,479,000



**INDUSTRIAL
BUILDING**



GATED PARKING



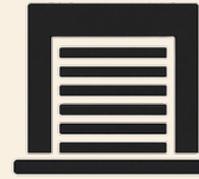
**OFFICE
SPACE**



RESTROOMS



**TRUCK HIGH
LOADING**



**GROUND LEVEL
LOADING**



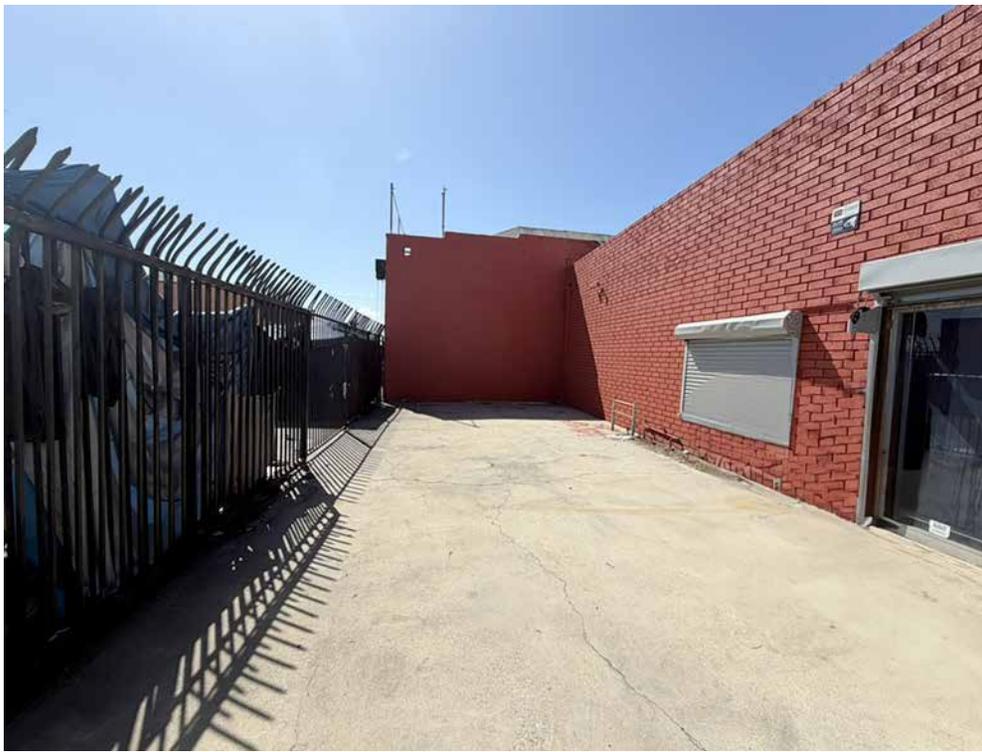
**HIGH
CLEARANCE**



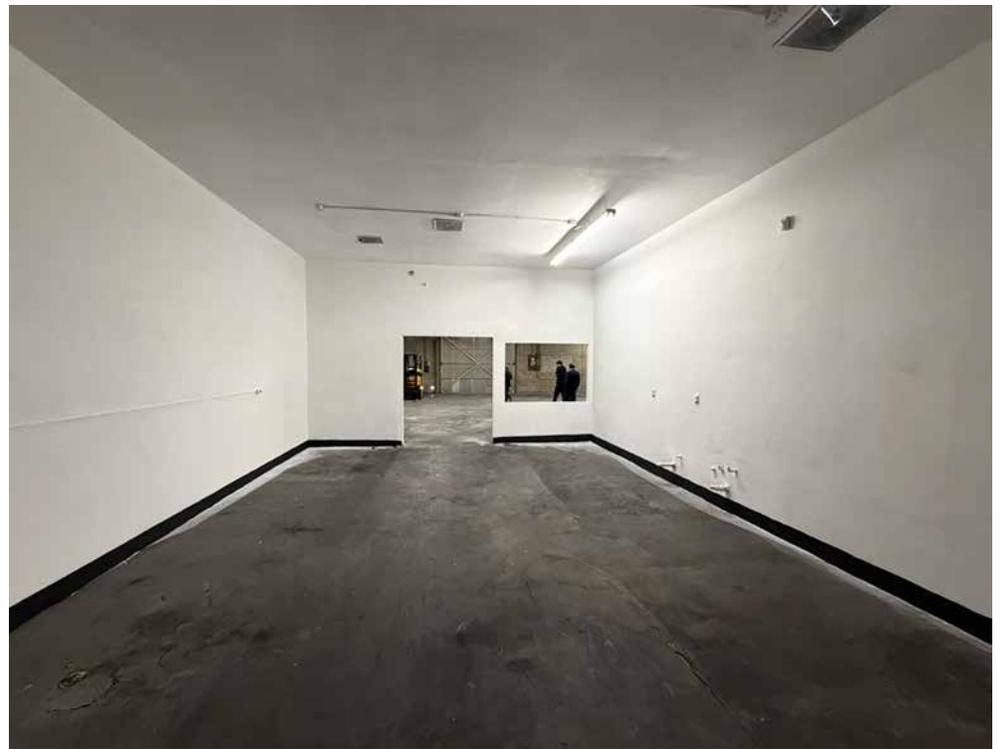
**OPPORTUNITY
ZONE**

Property Highlights

- High clearance warehouse facility
- Ideal for owner-user
- Secure, gated parking at front of building
- Exterior dock and ground level loading door
- Nice office space
- Situated just south of 7th Street and 3 blocks east of San Pedro Street
- Adjacent to DTLA Arts District and Fashion District
- Easy access to all DTLA freeways
- Designated Qualified Opportunity Zone (tax benefits)

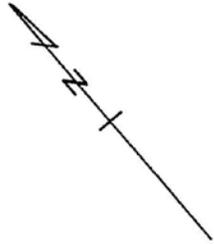






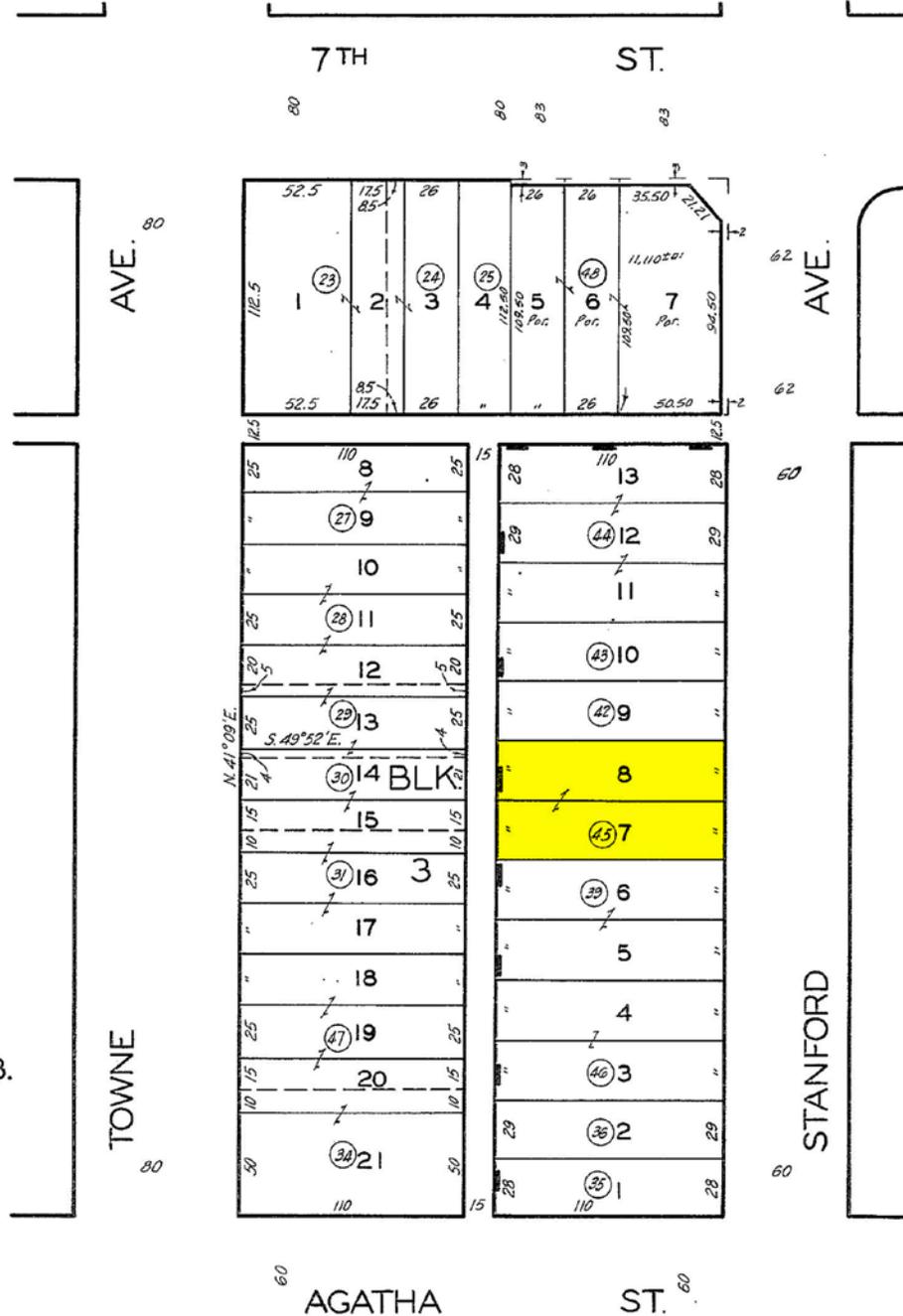
PLAT MAP

725 Stanford Avenue



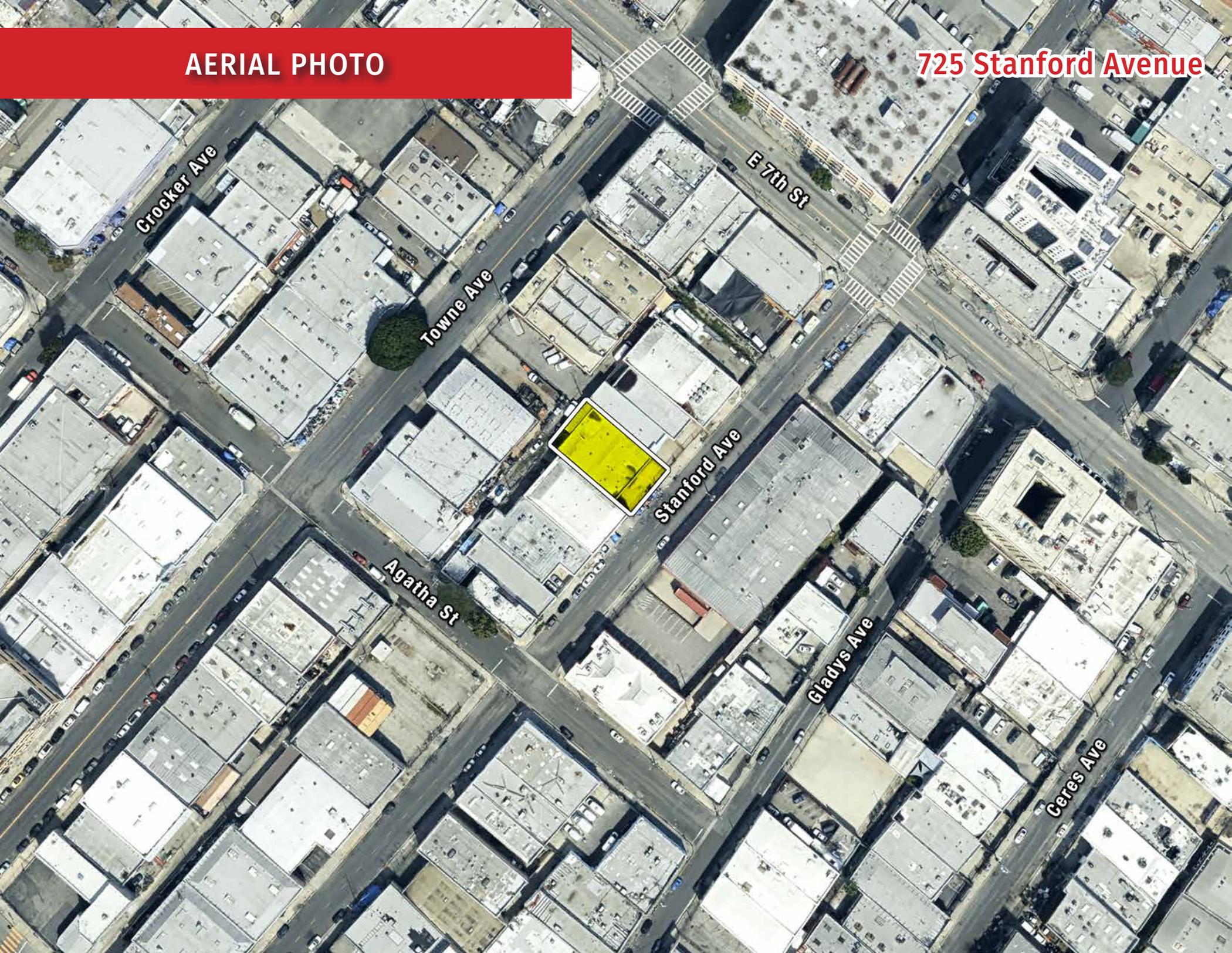
WILDE AND STRONG'S
 SUBDIVISION OF THE
 FRANK SABICHI TRACT
 M.R. 66 - 64

JOHNSON AND KEENEY'S
 RESUBDIVISION
 OF LOTS 22 TO 35 INCLUSIVE.
 BLOCK 3, WILDE AND STRONG SUB.
OF THE FRANK SABICHI TRACT
 M.R. 70 - 84



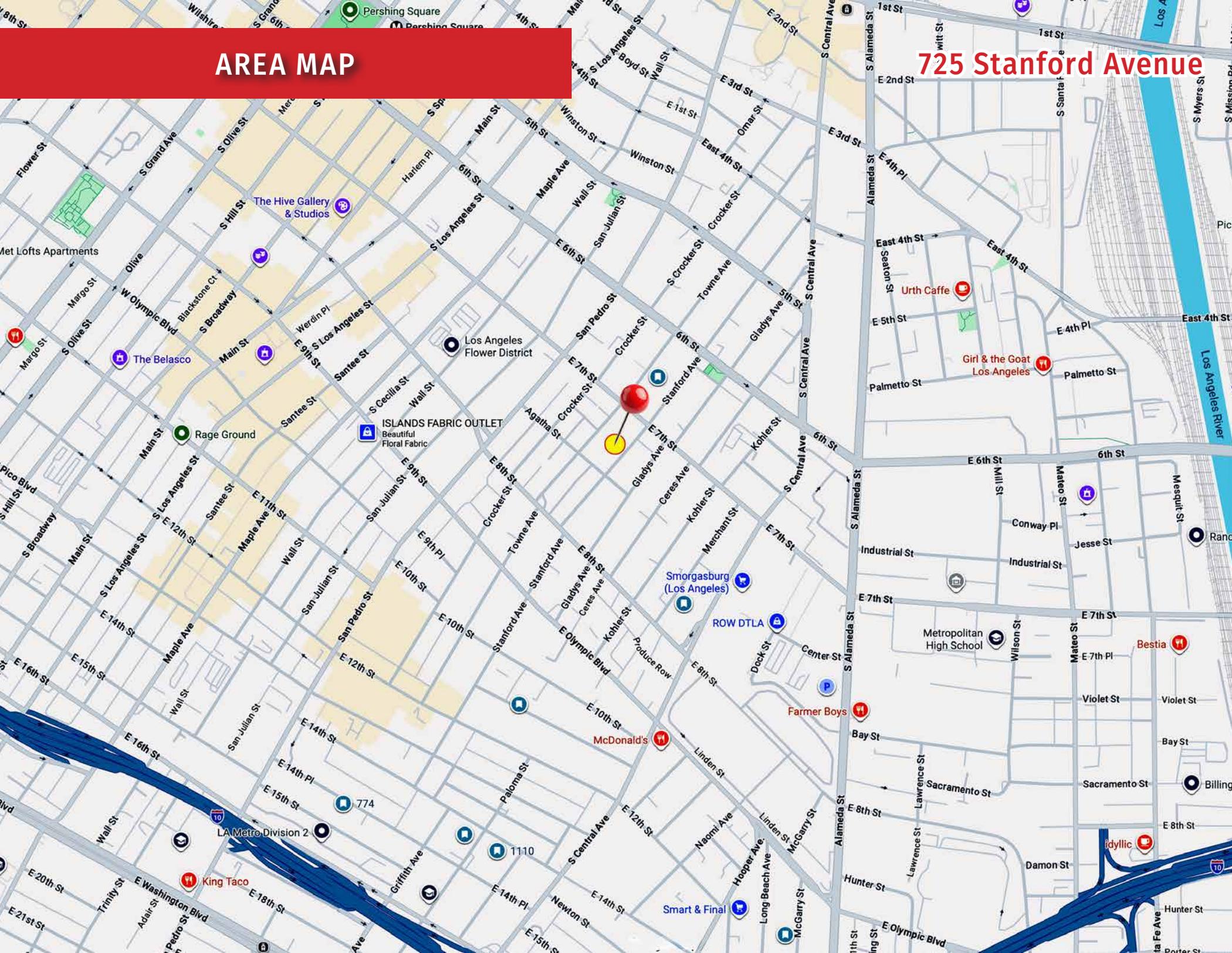
AERIAL PHOTO

725 Stanford Avenue



AREA MAP

725 Stanford Avenue



INDUSTRIAL PROPERTY FOR SALE

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725 STANFORD AVE, LOS ANGELES, CA 90021

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