MODERN INDUSTRIAL FACILITY FOR SUBLEASE

OFFERING MEMORANDUM



1807 E 48TH PLACE, LOS ANGELES, CA 90058

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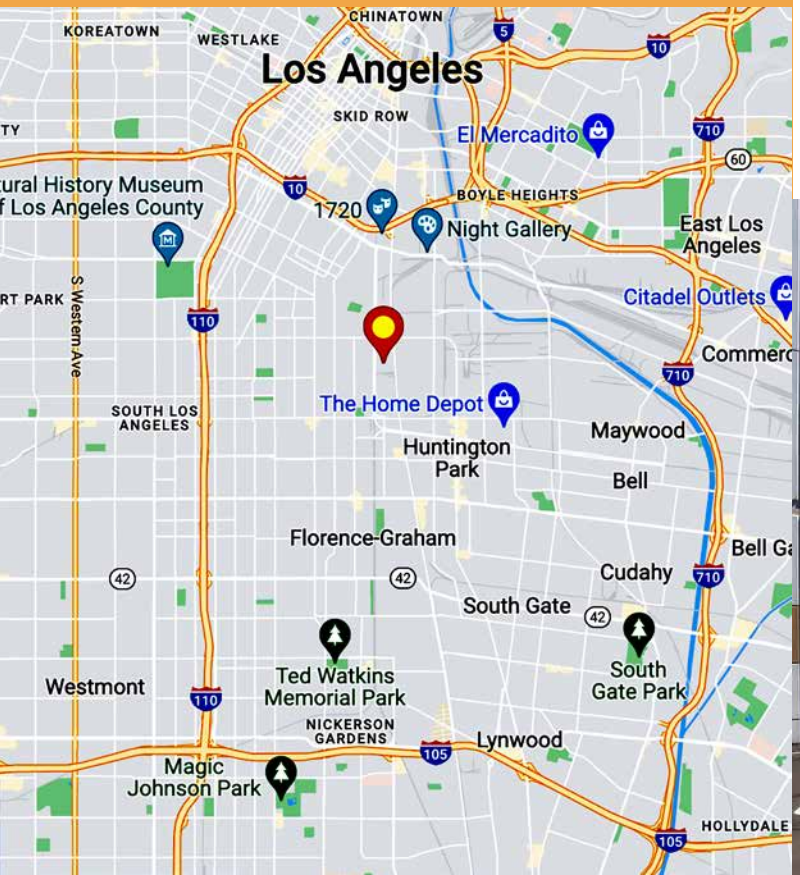
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Video Tour

PROPERTY HIGHLIGHTS

- Modern Warehouse Facility
- High 32' Ceiling Clearance
- Luxurious Offices on 2 Floors
- Abundant Gated Surface Parking
- Heavy 800 Amps Power Service
- Fully Racked (Can Be Modified or Remodeled)
- Easy Access to Major Freeways
- Just Minutes South of DTLA



- 1807 E 48th Place offers an industrial tenant the opportunity to utilize a clean, modern concrete tilt up structure for any M2 zoning applications.
- The property is situated at the northeast corner of East 48th Place and Staunton Avenue in the City of Los Angeles, adjacent to the City of Vernon.
- The warehouse offers 32 feet of clearance, in addition to installed shelves and a total of 800 amps power.
- There are also 14,610 SF of beautiful air conditioned offices on two floors, which includes executive offices and two lunch/break rooms.
- The property is accessed by two driveways, and has electric gated surface parking for 49 vehicles.
- The site is centrally located, just 1-½ miles south of Downtown Los Angeles with access to four freeways: I-10, 110, 710 and 105.



PROPERTY DETAILS

1807 E 48TH PLACE
LOS ANGELES, CA 90058

Total Building Area:	71,083± SF
Warehouse Area:	56,469± SF (Includes 4,317± SF Mezzanine)
Office Area:	14,612± SF (3,222± SF 1st Floor + 11,390± SF Mezzanine)
Land Area:	82,158± SF
Year Built:	2006
Construction:	Reinforced Concrete
Clear Height:	32'
Dock High Loading Positions:	4
Sprinklered:	Wet
Total Power:	800 Amps 600A/480V | 200A/480V
Elevator:	Freight
Restrooms:	7
Parking:	49± Surface Spaces
Zoned:	LA M2-2-CPIO
Assessor's Parcel Number:	5106-008-010
Frontage:	391' on 49th Place 187' on Staunton Ave



Sublease Rental: ~~$98,000~~ $85,300 Per Month
$1.20 Per SF NNN

Term: 2 Years (Possibly Longer)

INTERIOR PHOTOS









INTERIOR PHOTOS







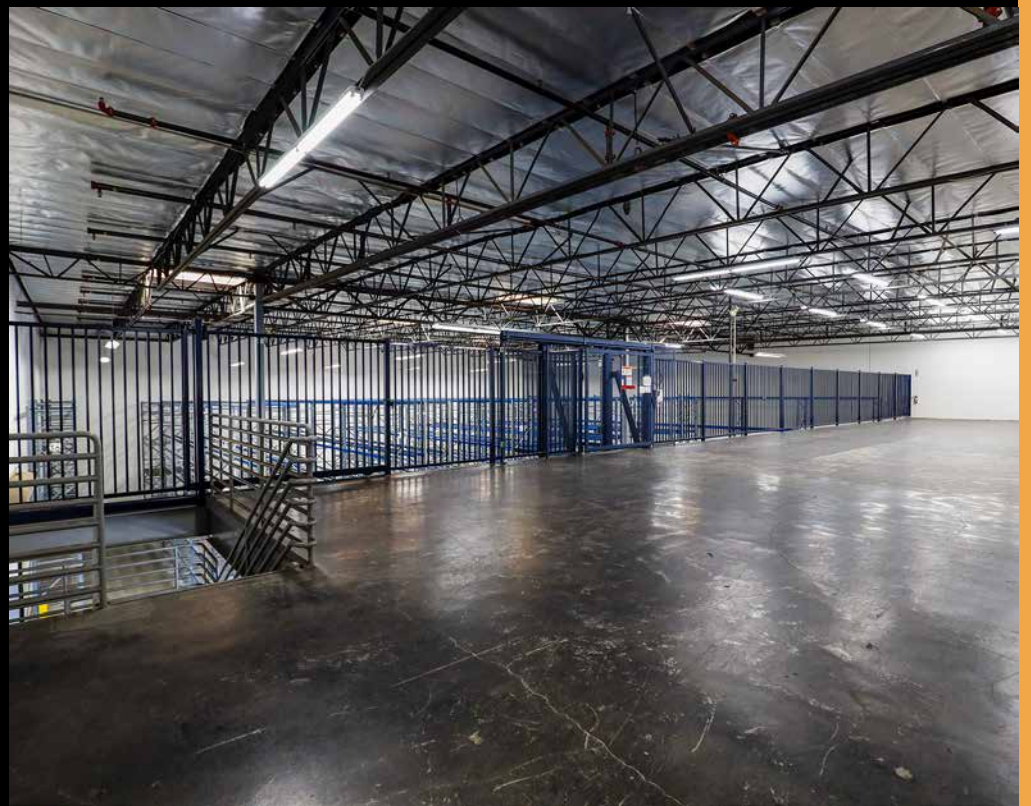


INTERIOR PHOTOS

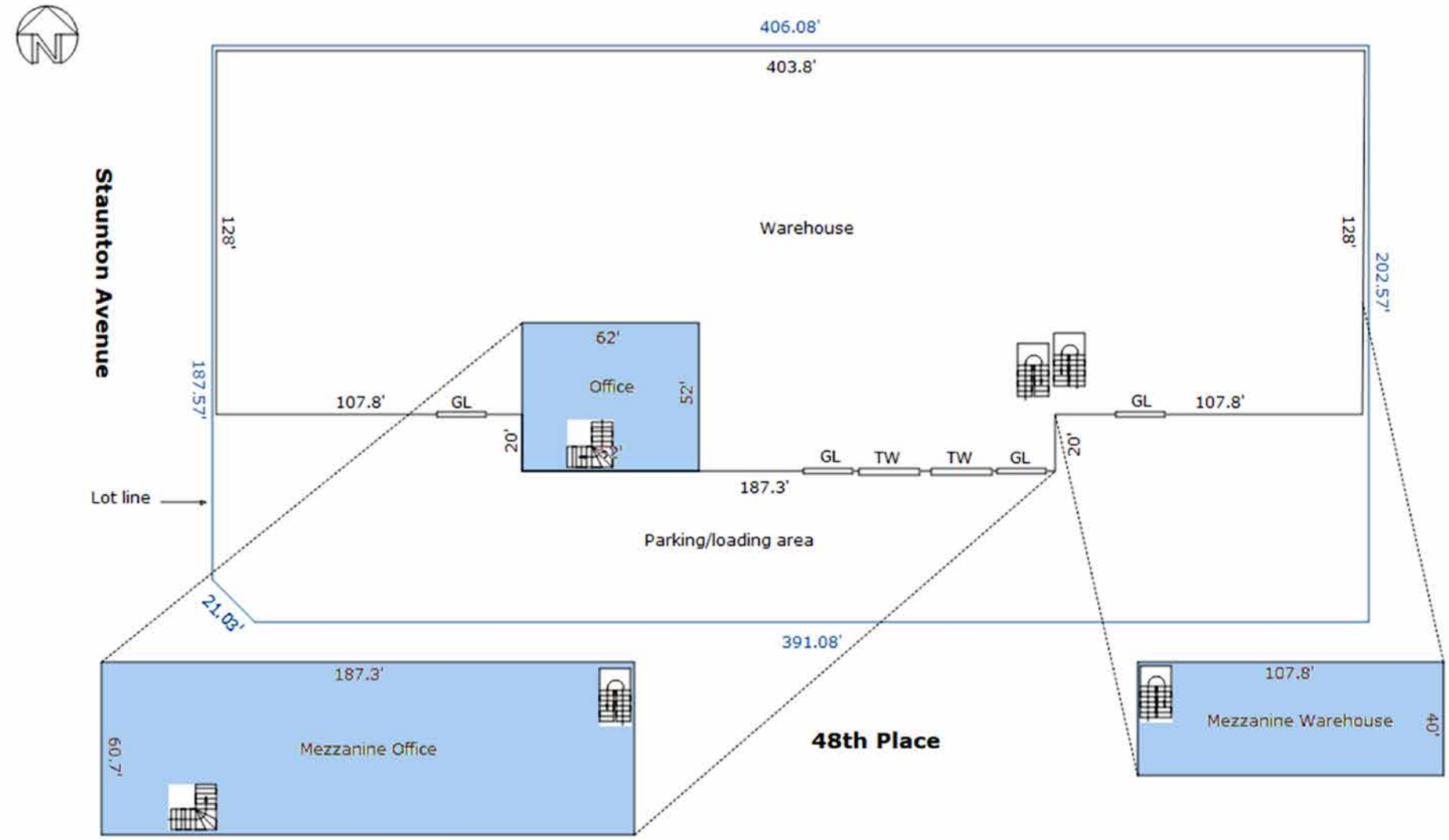




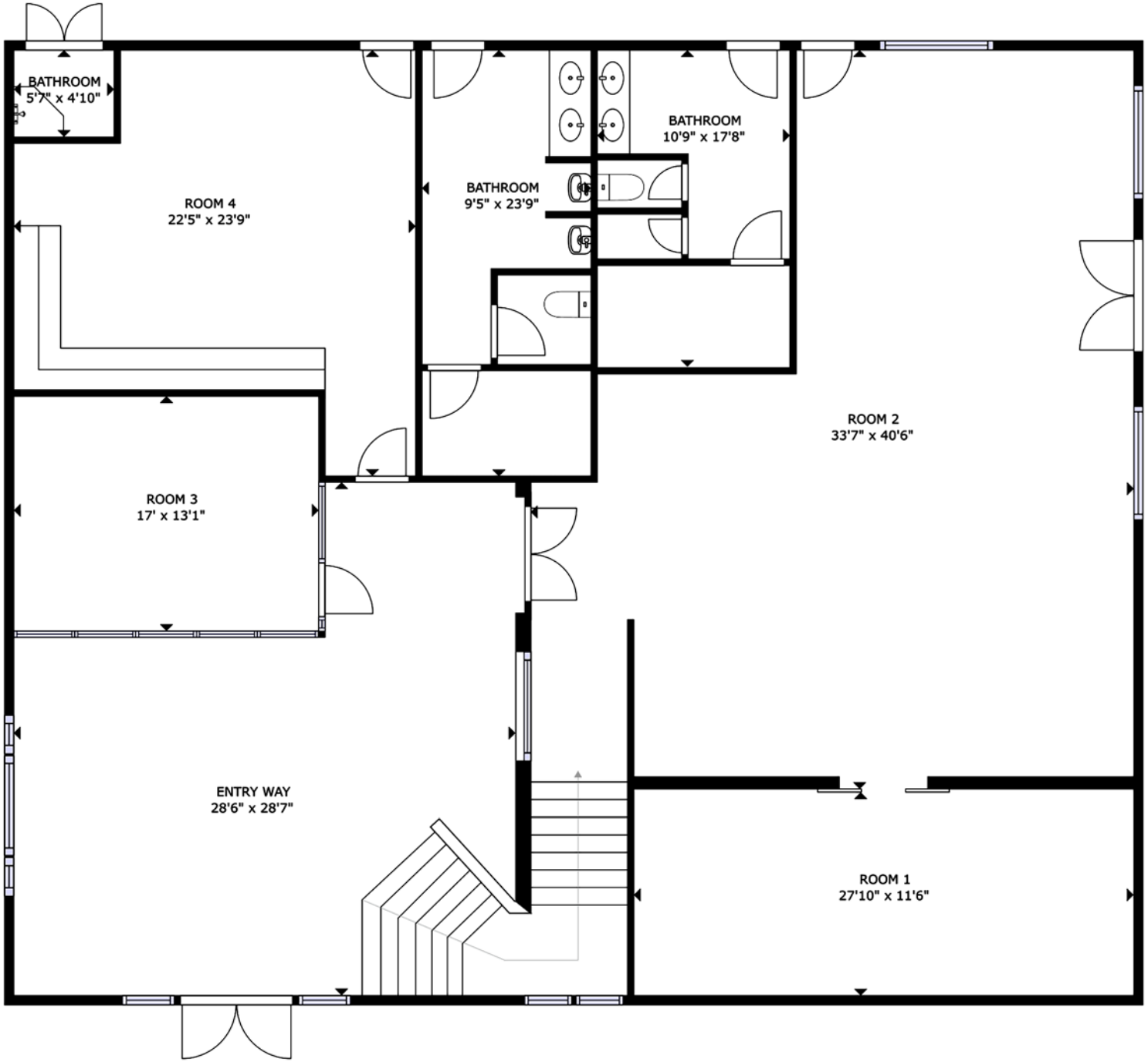




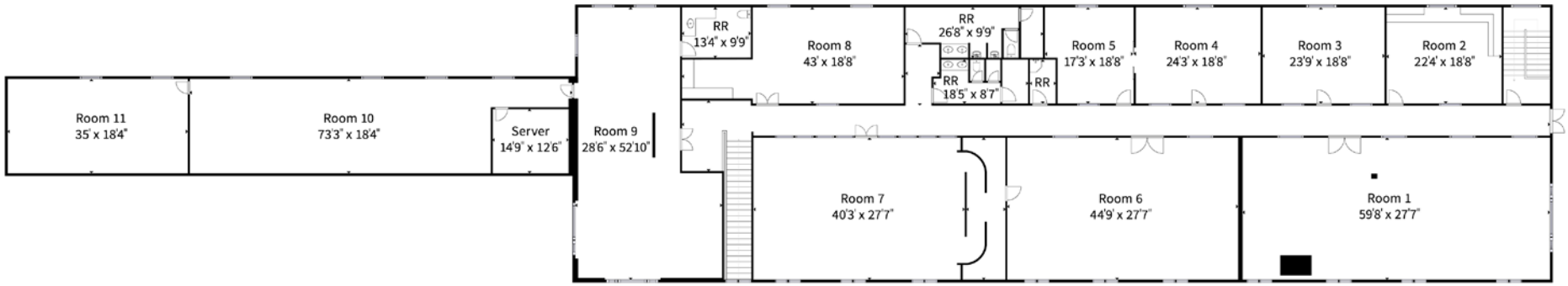
GROUND FLOOR SITE PLAN



GROUND FLOOR OFFICE SITE PLAN



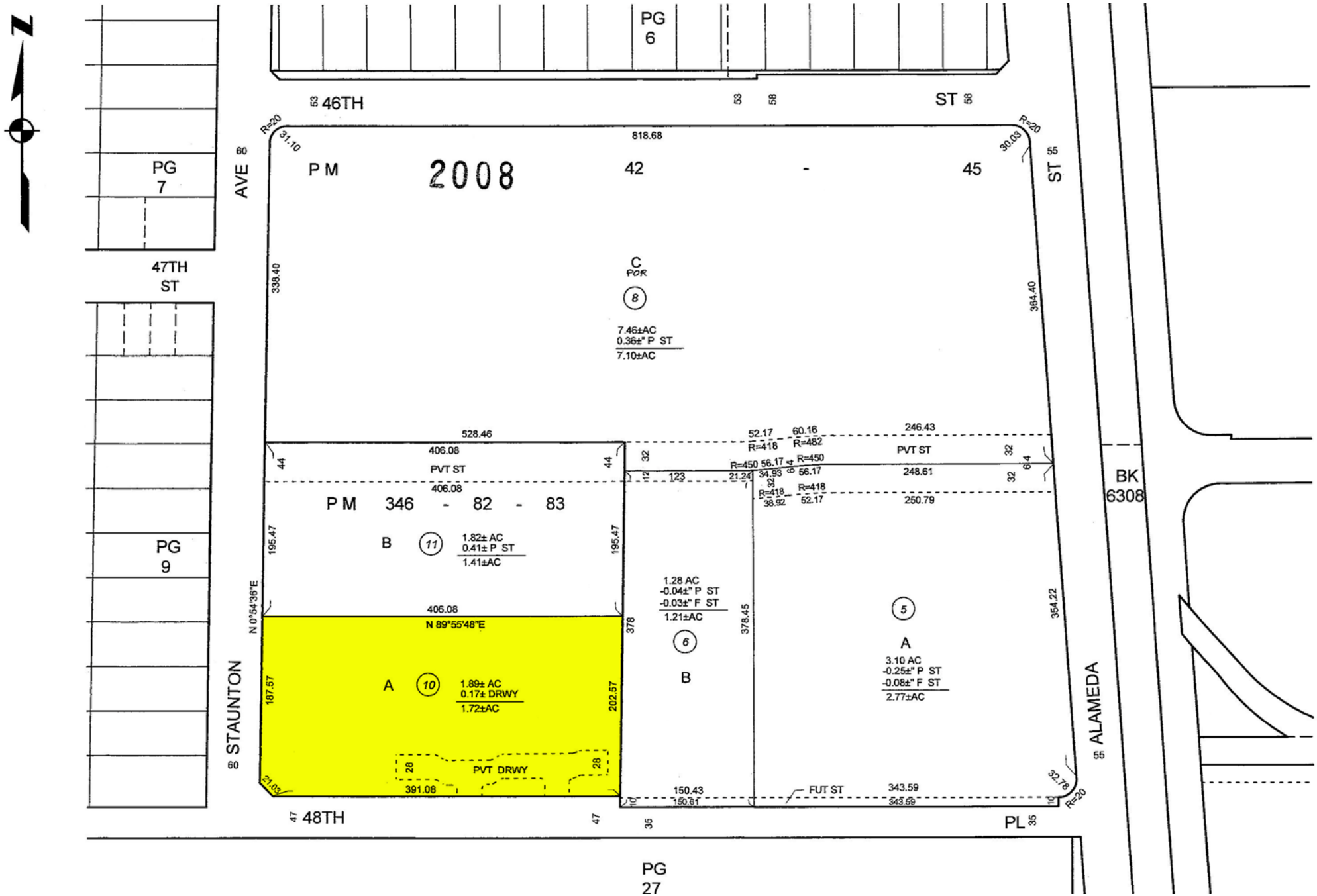
MEZZANINE OFFICE SITE PLAN



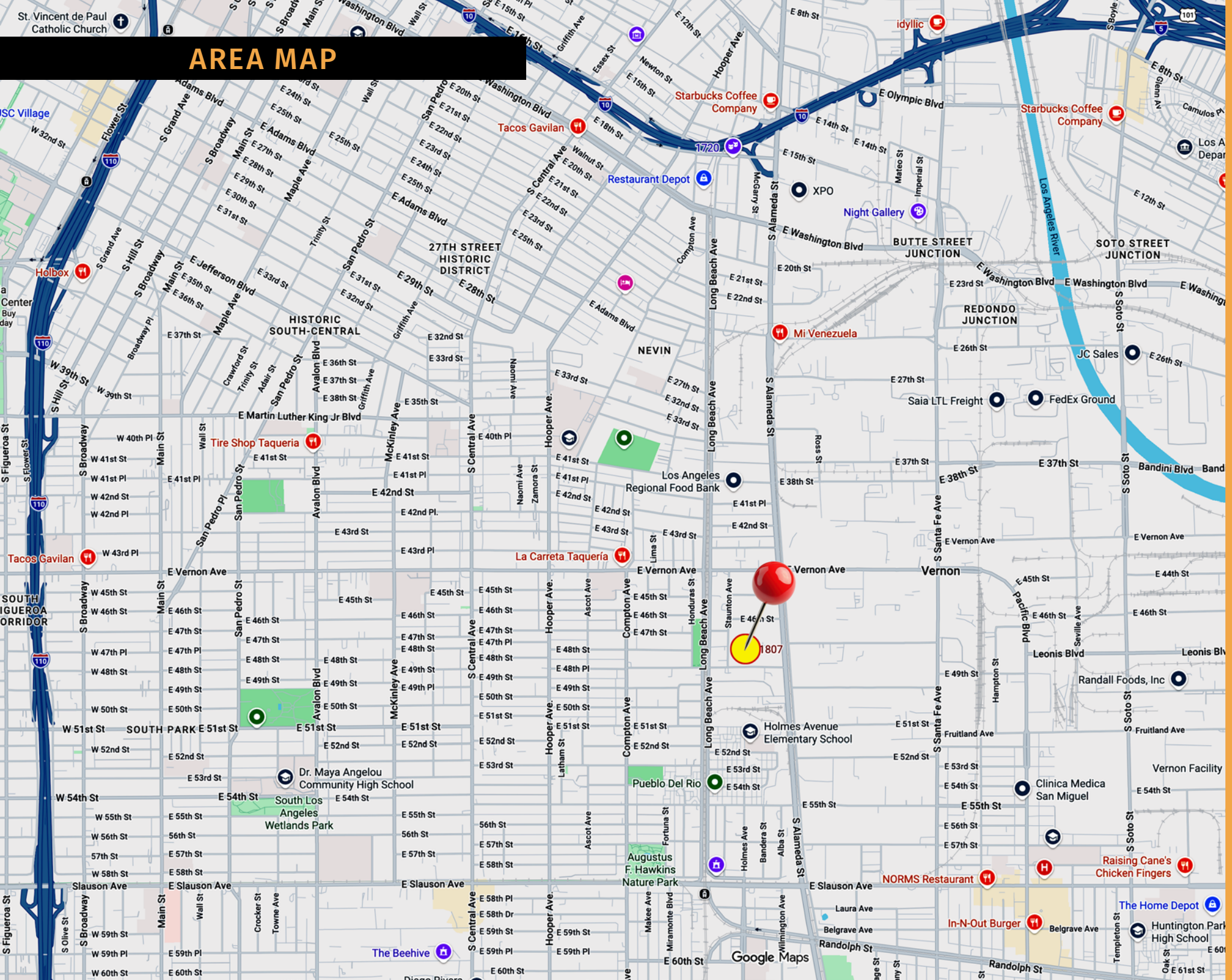
AERIAL PHOTO



PLAT MAP

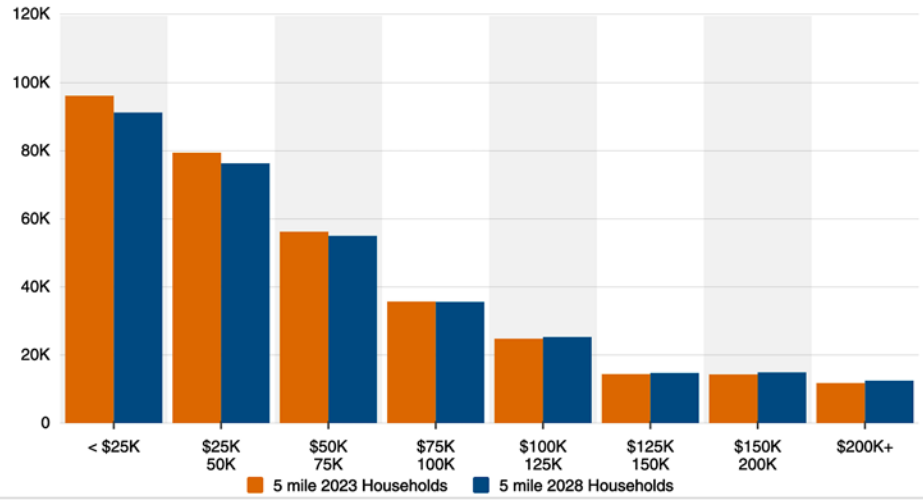

N
PG 6
46TH ST
PG 7
47TH ST
AVE
P M 2008 42 - 45
ST
818.68
338.40
364.40
C
POR
8
7.46±AC
0.36±" P ST
7.10±AC
528.46
406.08
PVT ST
P M 346 - 82 - 83
B
11
1.82± AC
0.41± P ST
1.41±AC
195.47
N 0°54'36"E
N 89°55'48"E
A
10
1.89± AC
0.17± DRWY
1.72±AC
PVT DRWY
391.08
187.57
202.57
STAUNTON
48TH
PG 9
PG 27
1.28 AC
-0.04±" P ST
-0.03±" F ST
1.21±AC
6
B
5
A
3.10 AC
-0.25±" P ST
-0.08±" F ST
2.77±AC
246.43
248.61
250.79
FUT ST
343.59
150.43
ALAMEDA
PL
BK 6308

AREA MAP

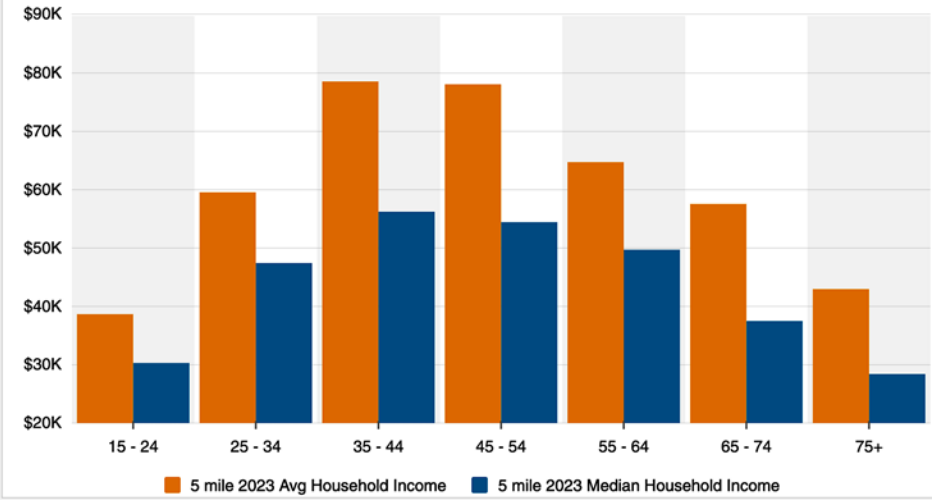

St. Vincent de Paul Catholic Church
idyllic
Starbucks Coffee Company
Tacos Gavilan
Restaurant Depot
XPO
Night Gallery
Starbucks Coffee Company
Holbox
27TH STREET HISTORIC DISTRICT
BUTTE STREET JUNCTION
SOTO STREET JUNCTION
REDONDO JUNCTION
HISTORIC SOUTH-CENTRAL
NEVIN
Mi Venezuela
JC Sales
Saia LTL Freight
FedEx Ground
Tire Shop Taqueria
Los Angeles Regional Food Bank
Tacos Gavilan
La Carreta Taquería
Vernon
Randall Foods, Inc
Holmes Avenue Elementary School
Dr. Maya Angelou Community High School
Pueblo Del Rio
Clinica Medica San Miguel
South Los Angeles Wetlands Park
Augustus F. Hawkins Nature Park
NORMS Restaurant
Raising Cane's Chicken Fingers
The Home Depot
In-N-Out Burger
Huntington Park High School
The Beehive
Google Maps

AREA DEMOGRAPHICS

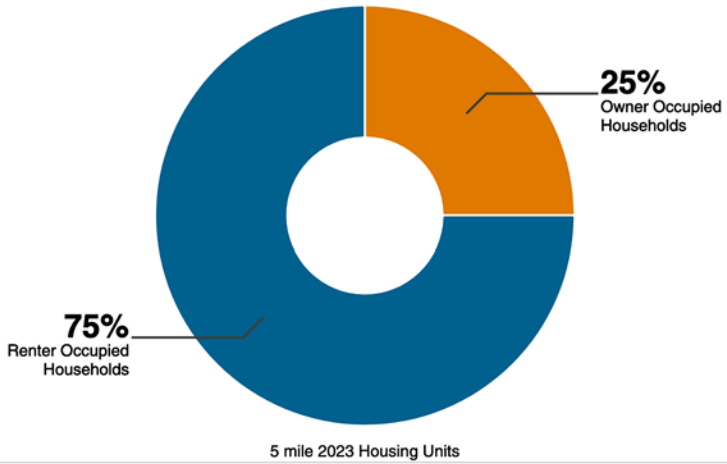
Household Income



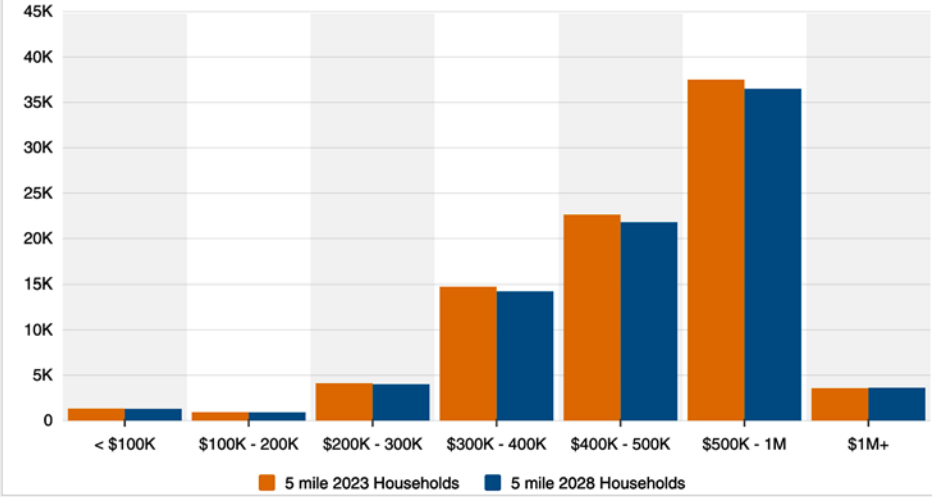
Household Income By Age



Housing Occupancy



Home Values



1807 E 48th Place
Los Angeles, CA 90058

Modern Industrial Facility

71,083± SF Building
82,158± SF of Land

48TH PLACE & ALAMEDA

Exclusively offered by:

Jamie Kennedy
Sales Associate
412.589.2751
jamie@majorproperties.com
DRE LIC. 02426913



Ryan Kirschner
Sales Associate
323.538.2882
ryan@majorproperties.com
DRE LIC. 02317290



Anthony S Behar
Executive Vice President
310.880.2329
anthony@majorproperties.com
DRE LIC. 01368565



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