

# MODERN INDUSTRIAL FACILITY FOR SUBLEASE

## OFFERING MEMORANDUM



Scan For Video Tour

1807 E 48TH PLACE, LOS ANGELES, CA 90058

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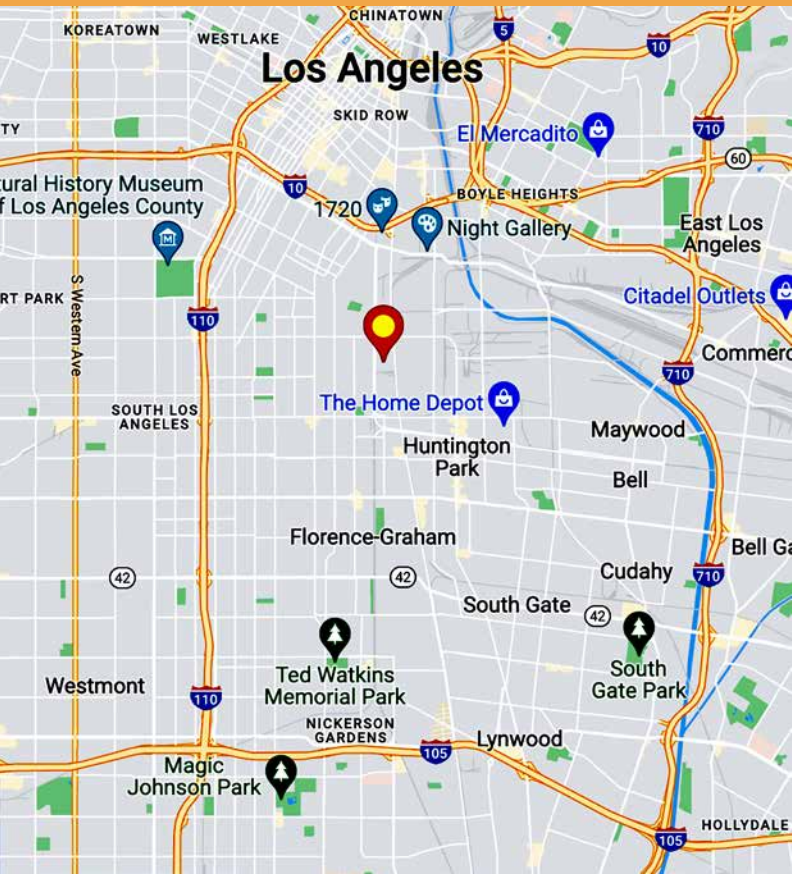
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[Video Tour](#)

## 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 Per Month**  
**\$1.37 Per SF NNN**

**Term: 2 Years (Possibly Longer)**

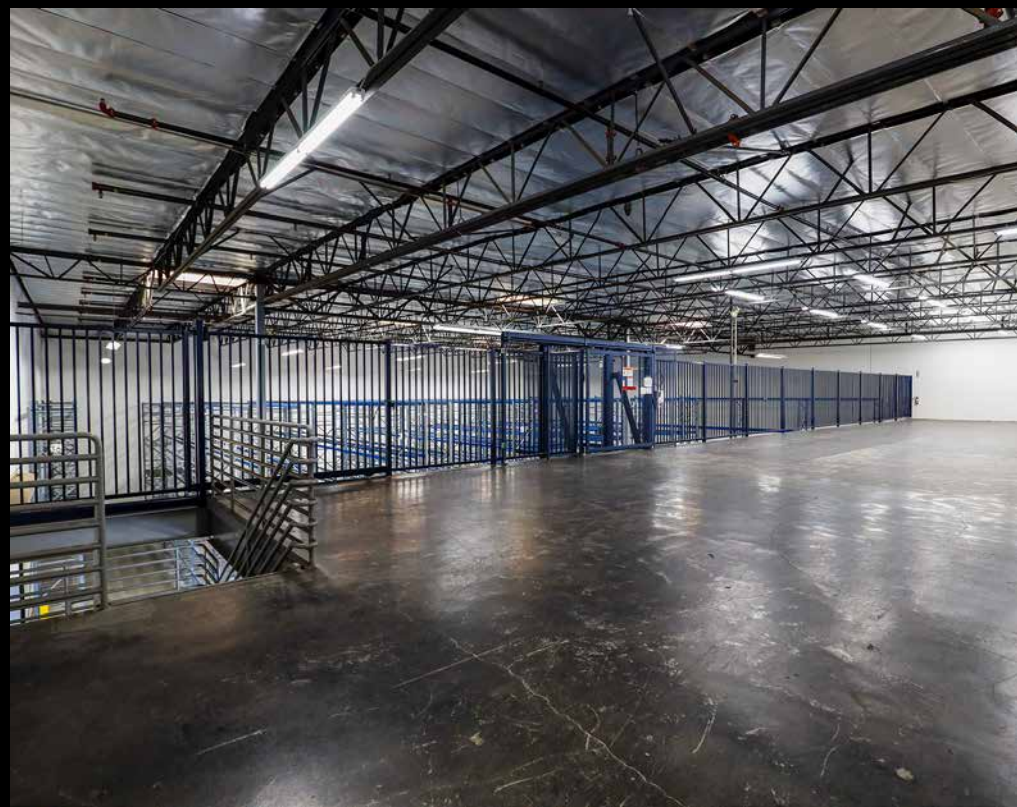
# INTERIOR PHOTOS



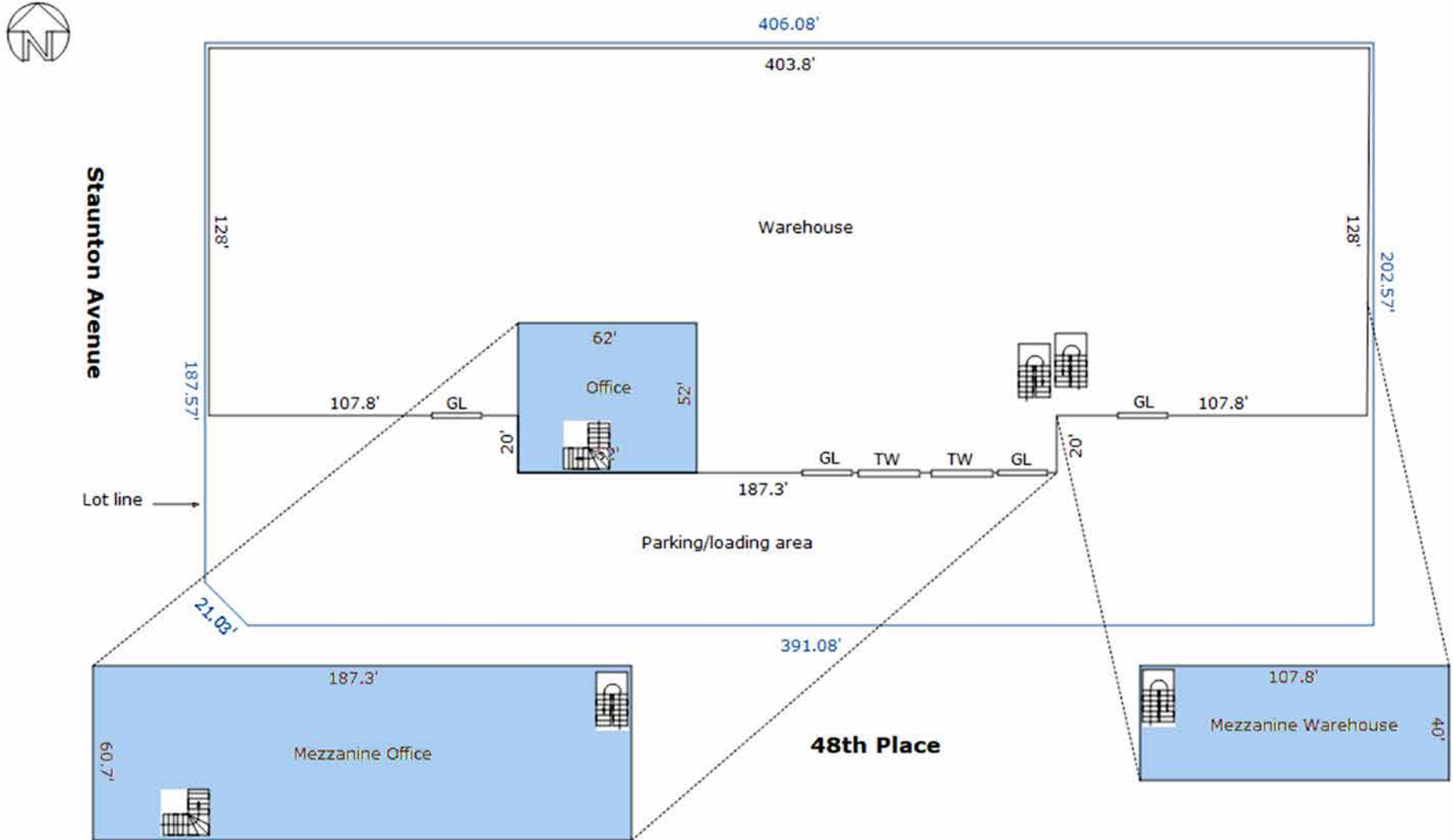
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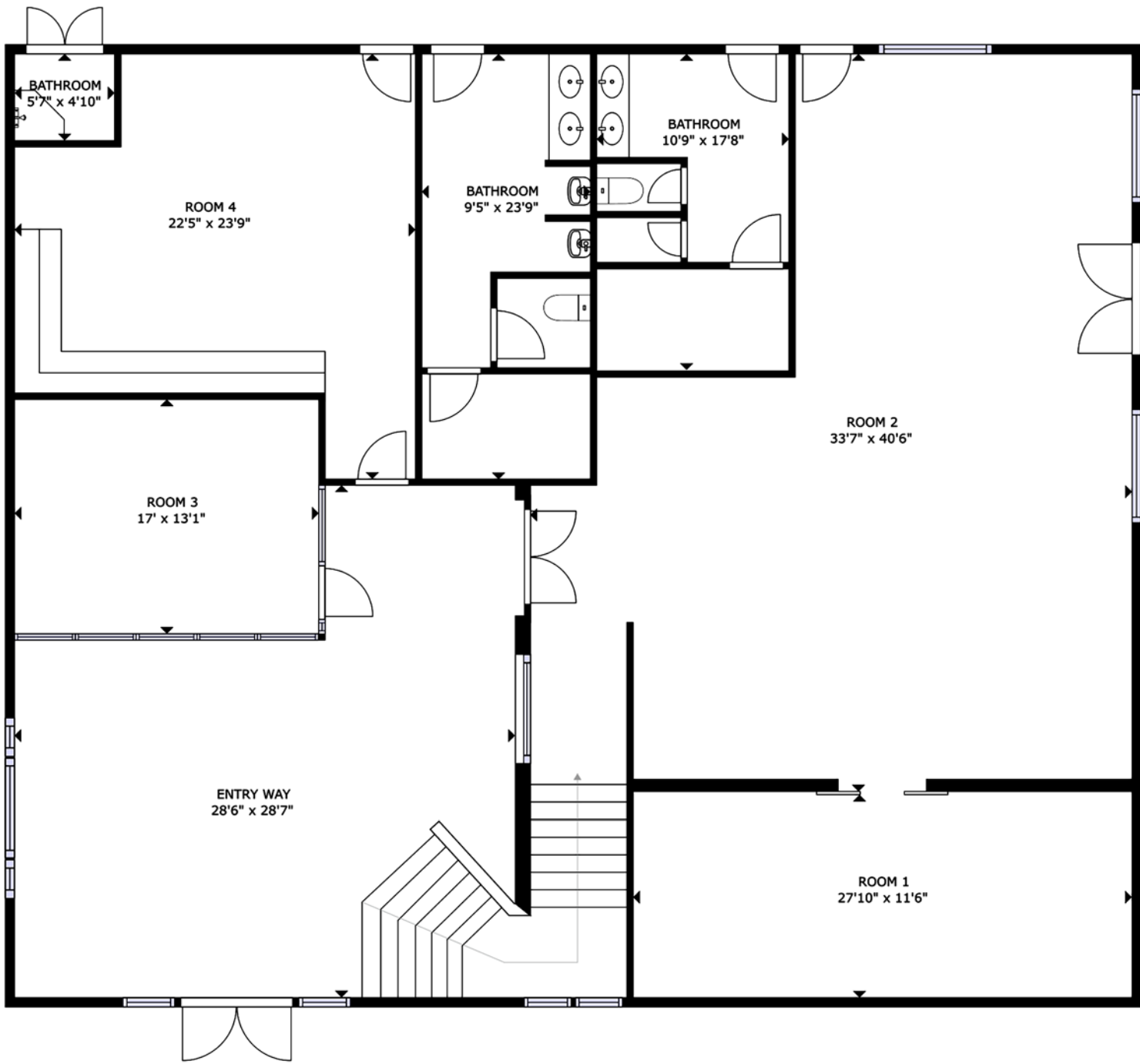
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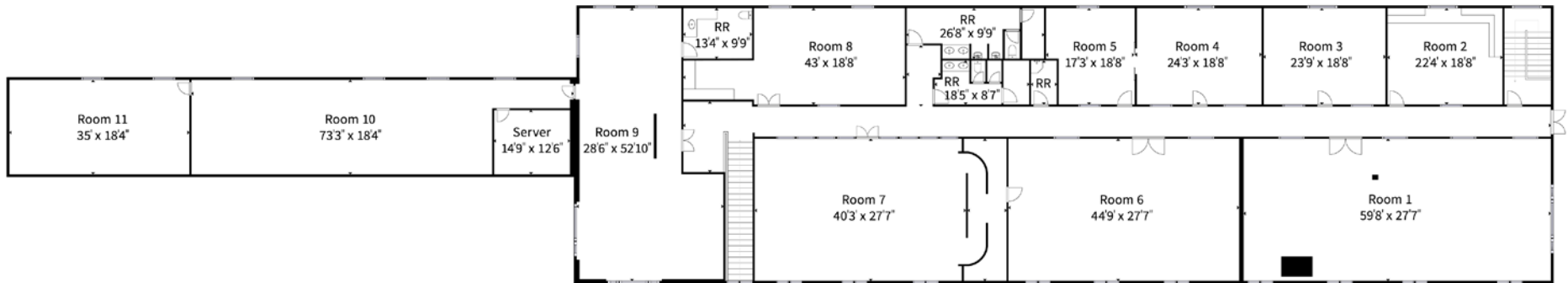
# GROUND FLOOR SITE PLAN



# GROUND FLOOR OFFICE SITE PLAN



# MEZZANINE OFFICE SITE PLAN

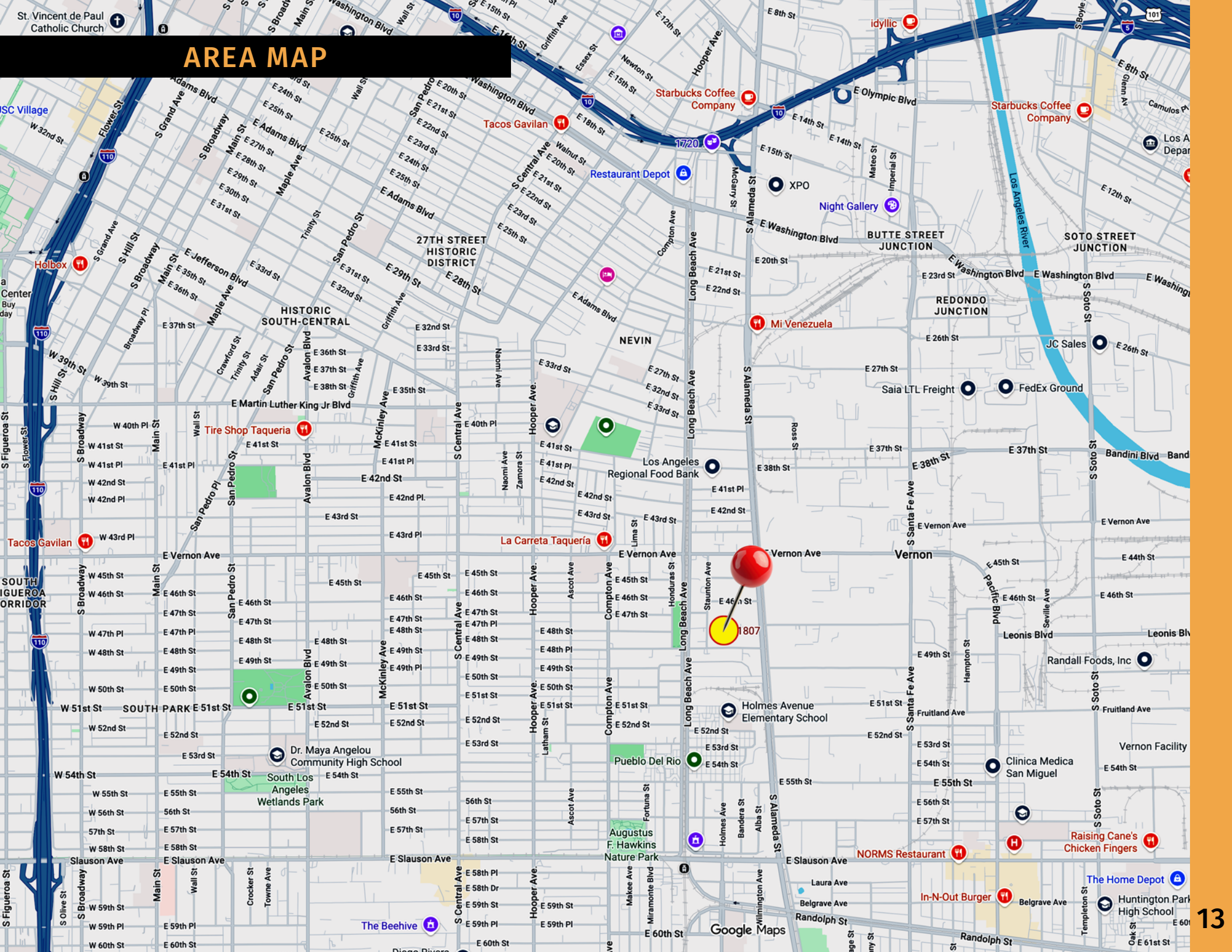


**AERIAL PHOTO**



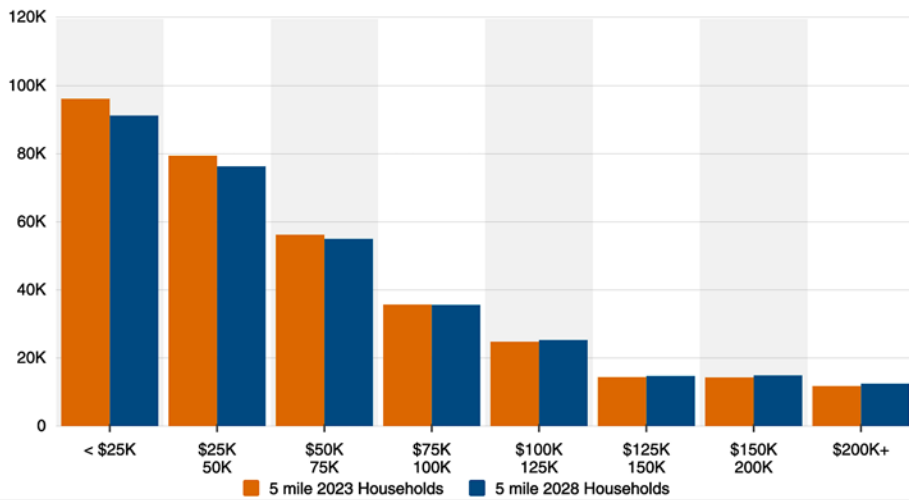


# AREA MAP

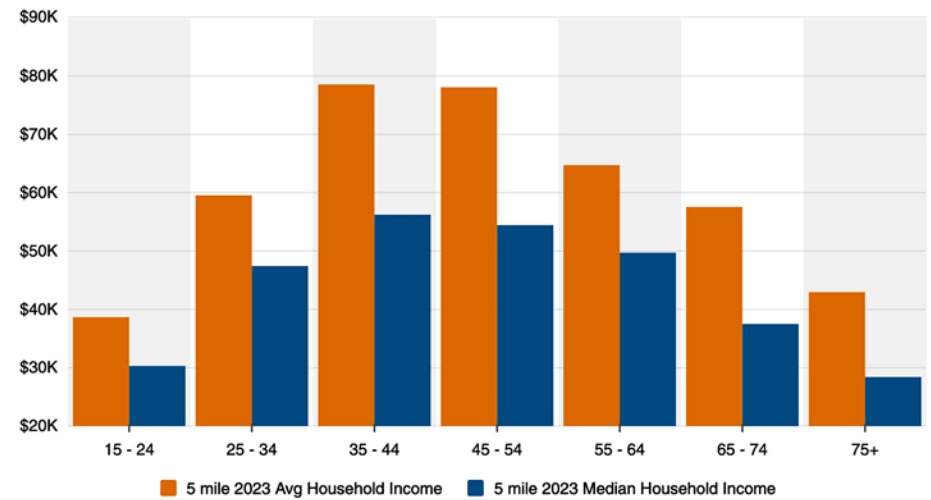


# AREA DEMOGRAPHICS

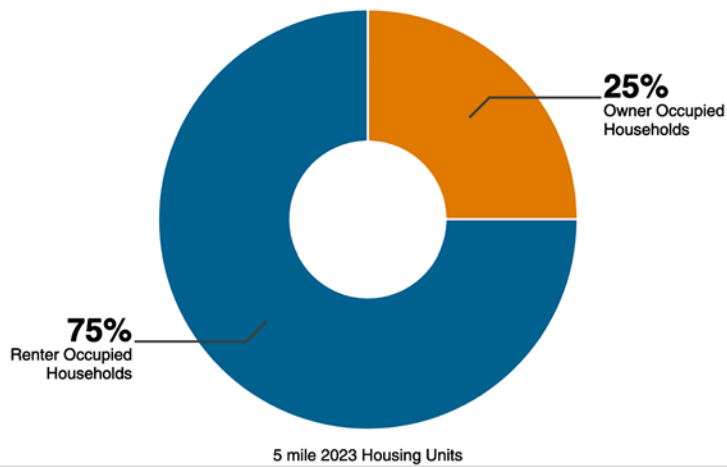
Household Income



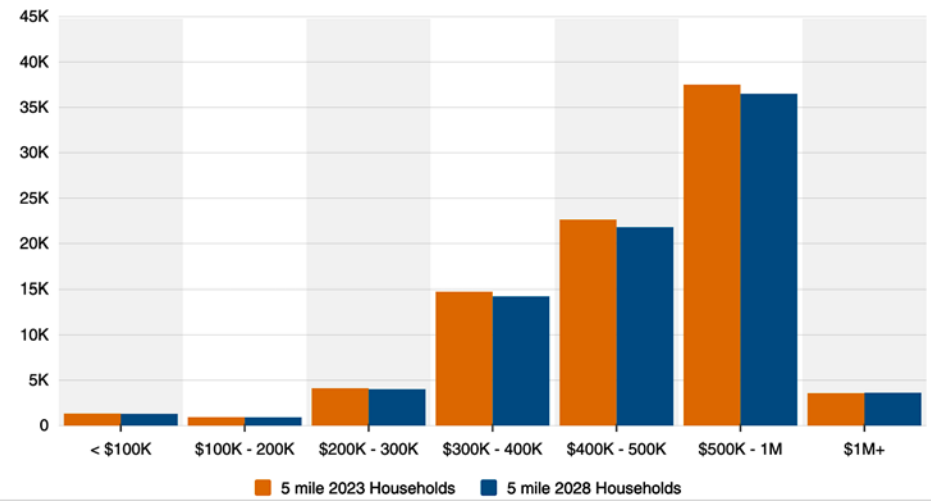
Household Income By Age



Housing Occupancy



Home Values



1807 E 48th Place  
Los Angeles, CA 90058

Modern Industrial Facility

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



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