

INDUSTRIAL PROPERTY FOR SALE



±14,151 SF BUILDING ON ±17,700 SF LAND
1711 E 23RD ST, LOS ANGELES 90058

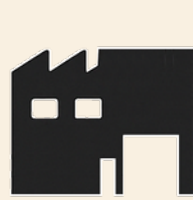
MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

1711 E 23RD ST, LOS ANGELES 90058

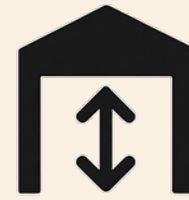
Property Details

Land Use:	Light Industrial
Building Area:	±14,151 SF
Stories:	1
Construction:	Masonry
Year Built:	1957
Land Area:	±17,700 SF
Clear Height:	16'
Ground Level Loading Doors:	1: 12x14
Dock: 1:	Exterior
Power:	400A/240V 3PH 4W
Parking:	±10 surface spaces
Zone:	LA M2
APN:	5167-015-024

Asking Price: \$2,500,000
(\$176.66 Per SF)



**INDUSTRIAL
BUILDING**



**HIGH
CLEARANCE**



**400 AMPS
POWER**



**LOADING
DOORS**



**OFFICE
SPACE**



**GATED
PARKING**



RESTROOMS

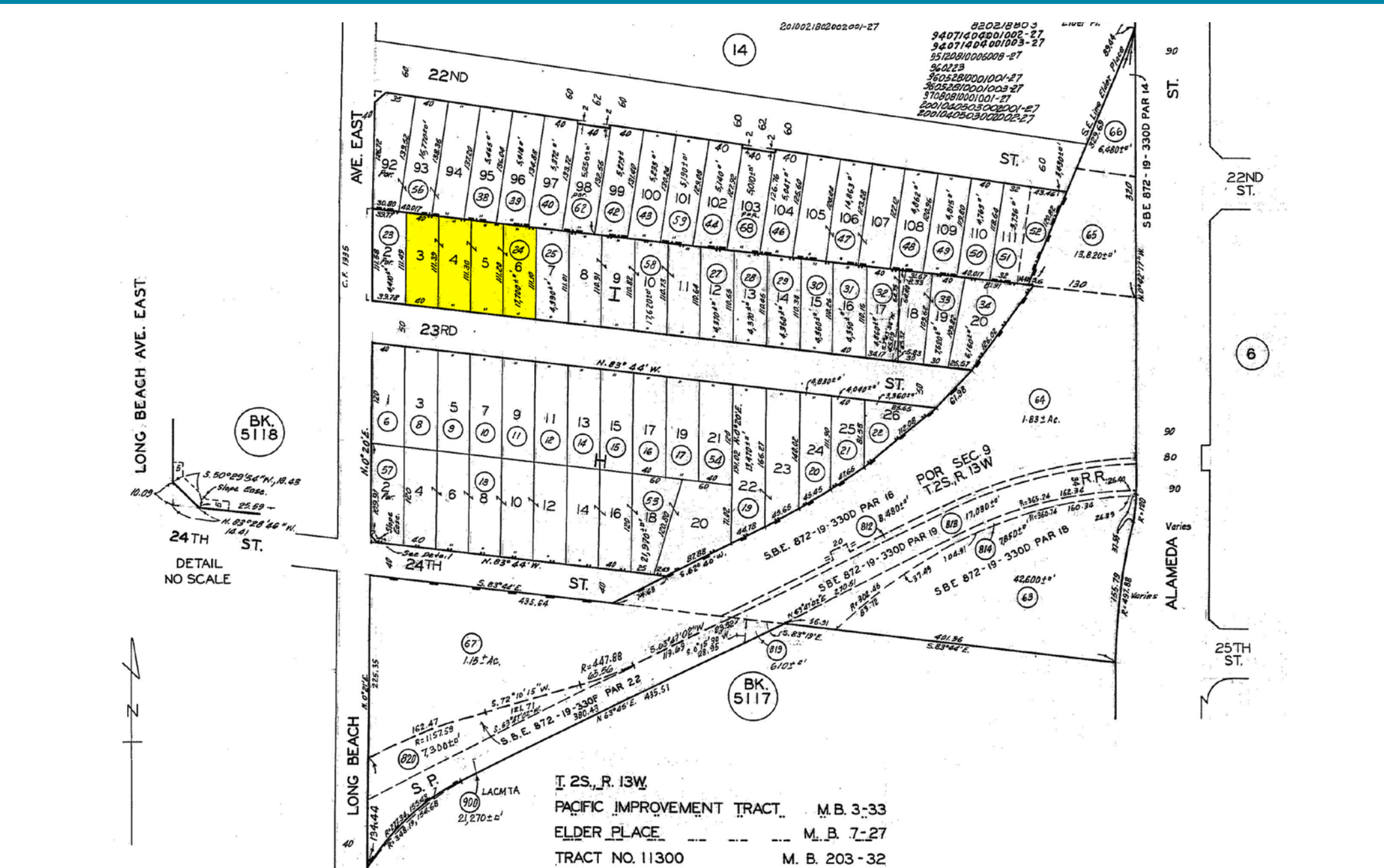


SKYLIGHTS

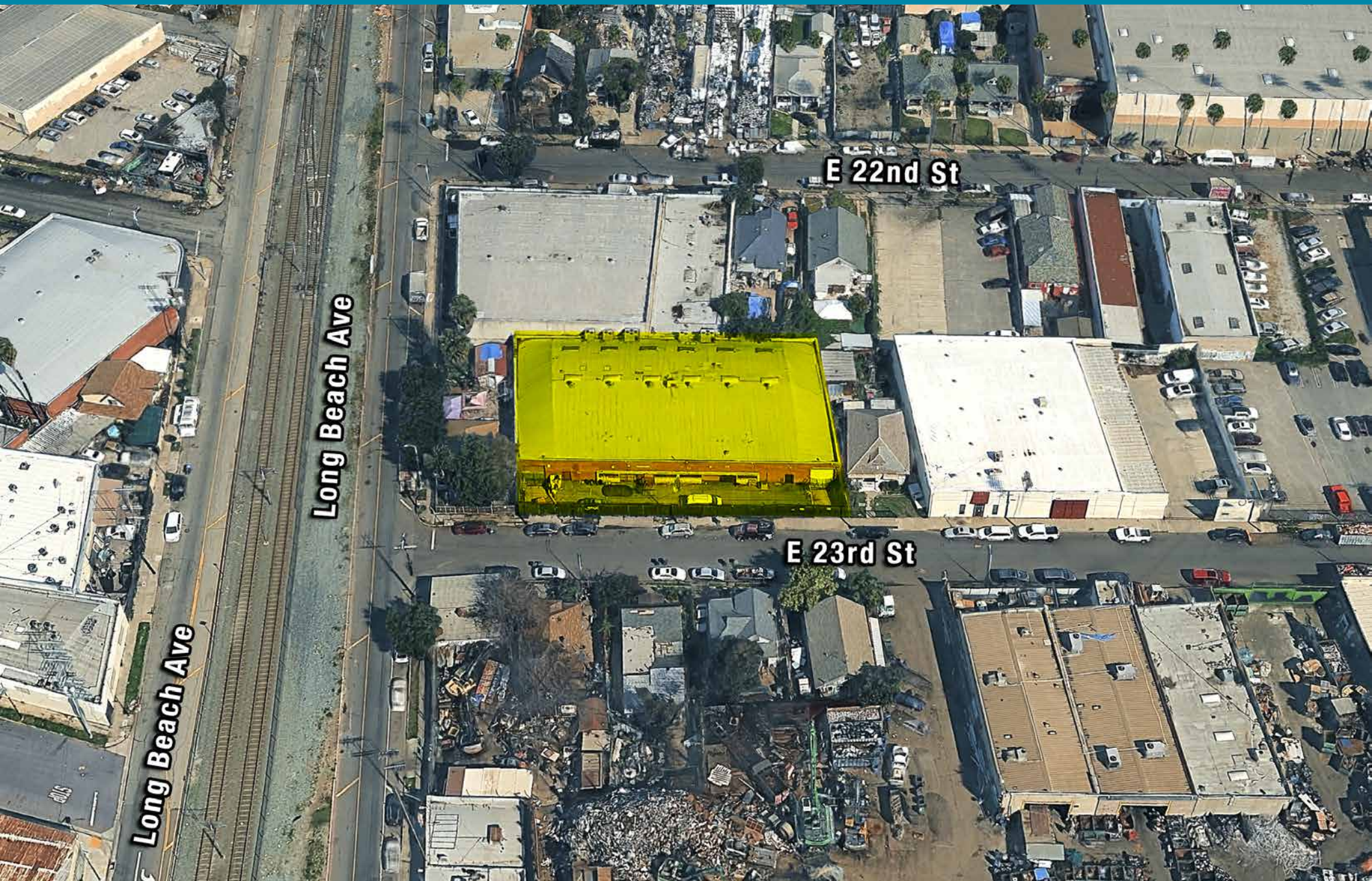
Property Highlights

- Los Angeles industrial facility
- Prime owner-user purchase opportunity
- Ideal for warehouse, distribution, light manufacturing, etc.
- 16' warehouse clearance height
- Dock high and ground level loading
- Secure, fenced yard with ±10 surface parking spaces
- 4 blocks south of Washington Blvd and one block west of Alameda St
- The site is just minutes from Downtown Los Angeles

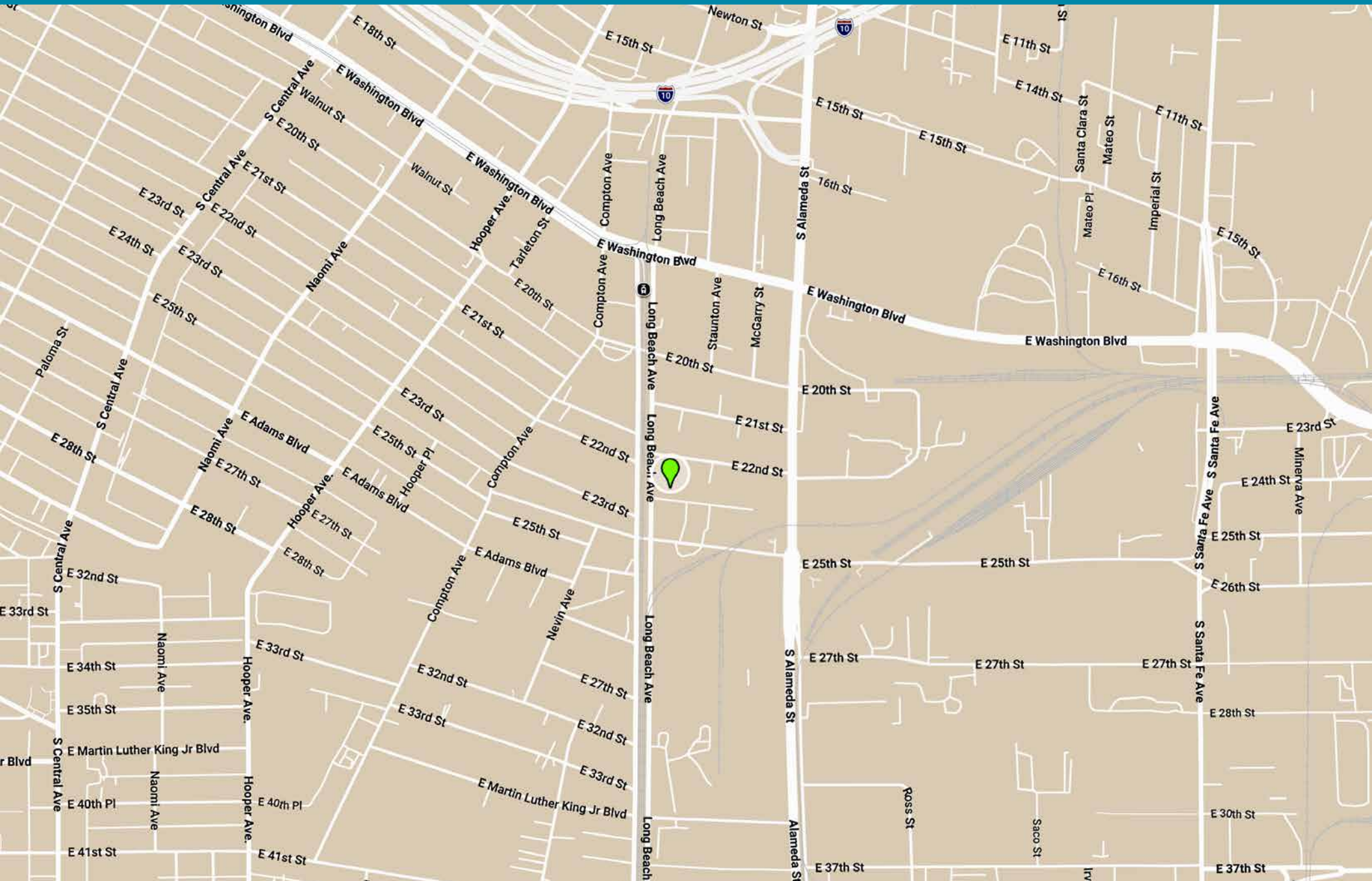
PLAT MAP



AERIAL PHOTO

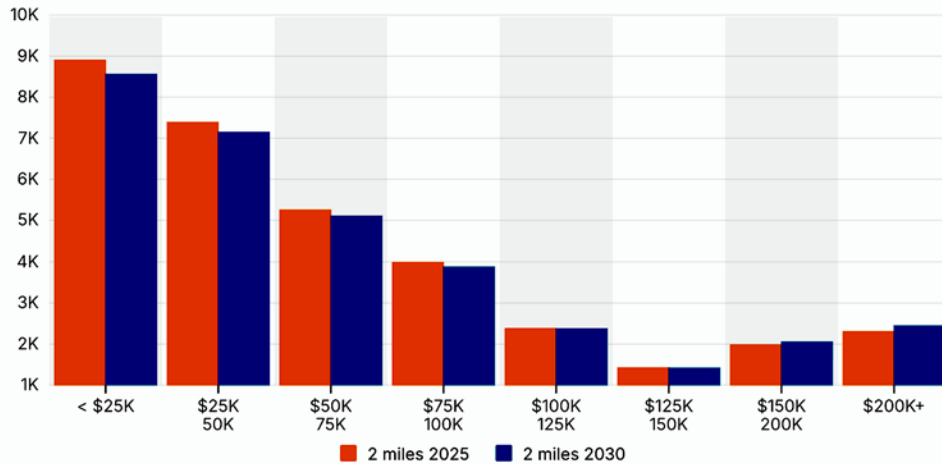


AREA MAP

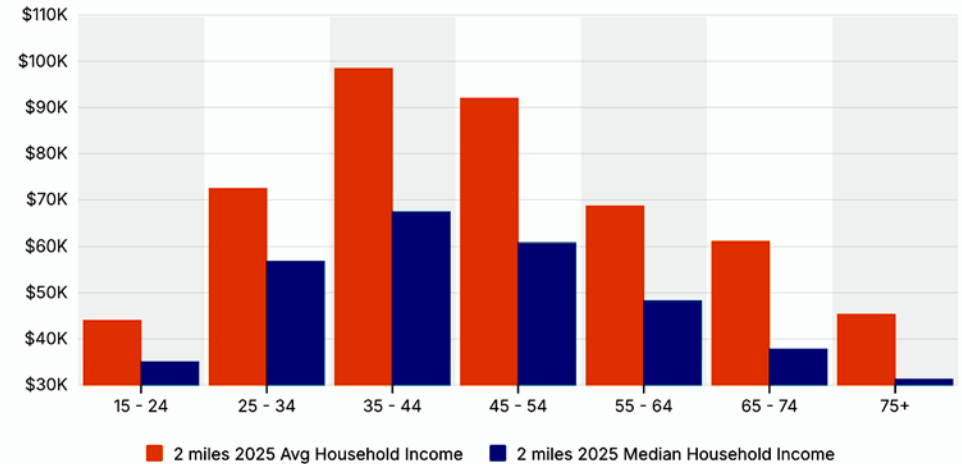


NEIGHBORHOOD DEMOGRAPHICS

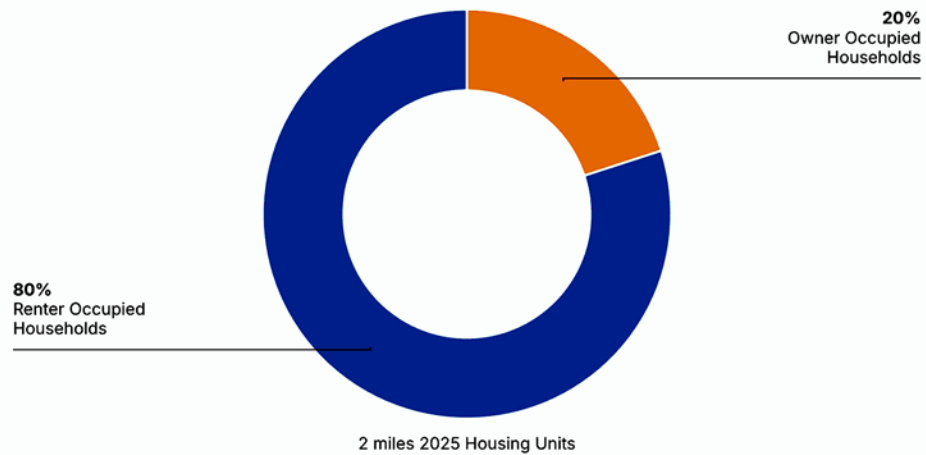
Households By Income



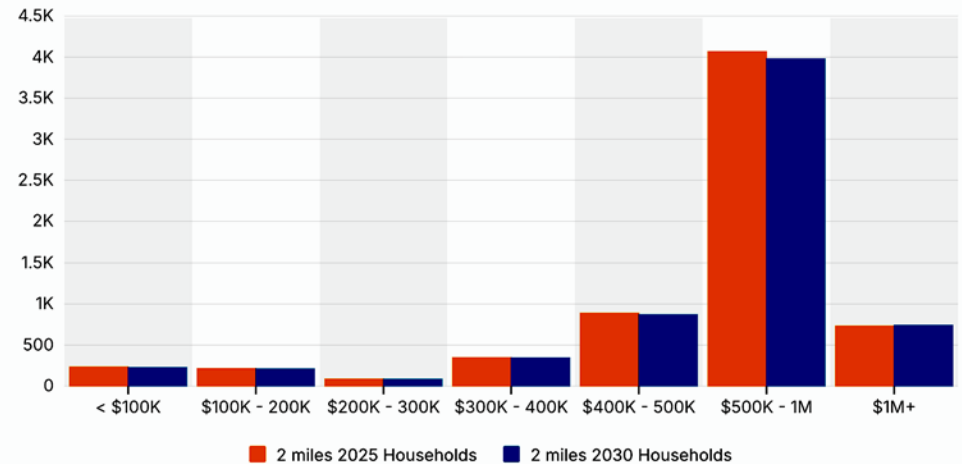
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

INDUSTRIAL PROPERTY

±14,151 SF Building on ±17,700 SF of Land

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