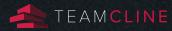


±4,550 SF INDUSTRIAL BUILDING ON ±7,001 SF OF LAND FOR SALE







Unlock the potential of this 4,550 SF industrial property located in the heart of Huntington Park. This free-standing brick building offers clear span bow truss construction, heavy 400A/240V/3P power, and gated on-site parking. Situated on a 7,001 SF lot with excellent frontage on Pacific Boulevard, the property is ideal for warehouse, distribution, light manufacturing and creative flex/art studio use. Zoned HPM2 and featuring 14' clear height, 2 ground-level doors, and a fenced yard, this site delivers both visibility and functionality. Just minutes from major L.A. corridors, this is a rare chance to secure a well-located asset in LA Central's active industrial market.



Free-Standing **Brick Building**



Bow Truss / Clear Span



Fenced & Gated **Parking**



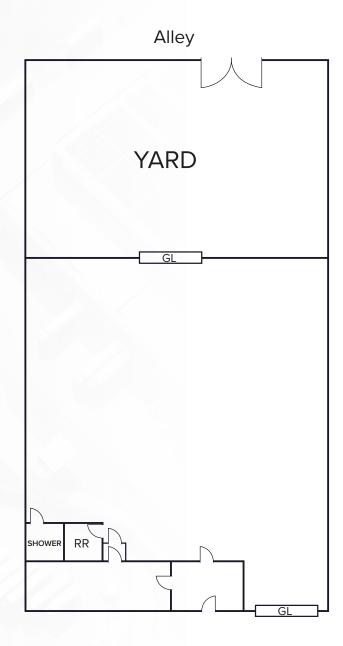
Heavy Power-**Additional Panel** 400A / 240V / 3P



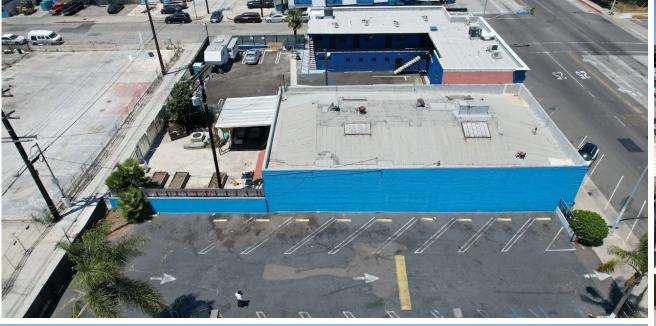


Level Doors

	±4,550
	±4,550
	14'
Clear Height	
Sprinklered	No
Prop Lot Size	±7,001
Term	N/A
Yard	Yes
	±350
Finished Office Mezzanine	N/A
Included in Available	No
Possession Date	Close to Escrow
Const Status/Year Blt	1954
For Sale	Yes
	6
Rail Service	No
GL Doors	2
DH Doors	0
Construction Type	N/A
Specific Use	Warehouse/Distribution
Warehouse AC	N/A
Zoning	HPM2
Market/Submarket	LA Central
APN	6309-013-004
Power	A: 400 V: 480 Ø: 3 W: 0





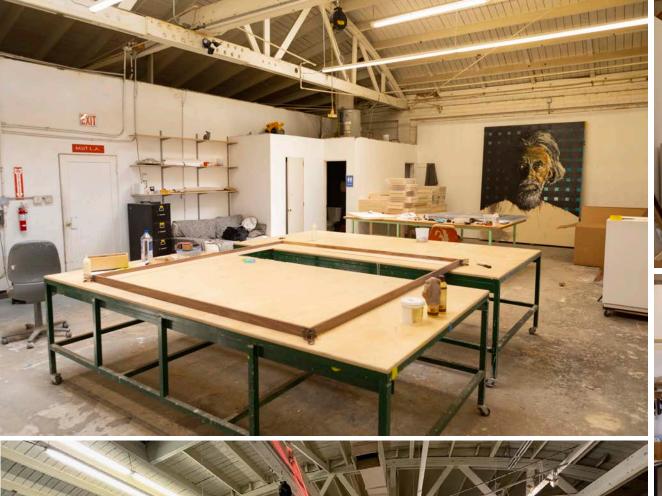






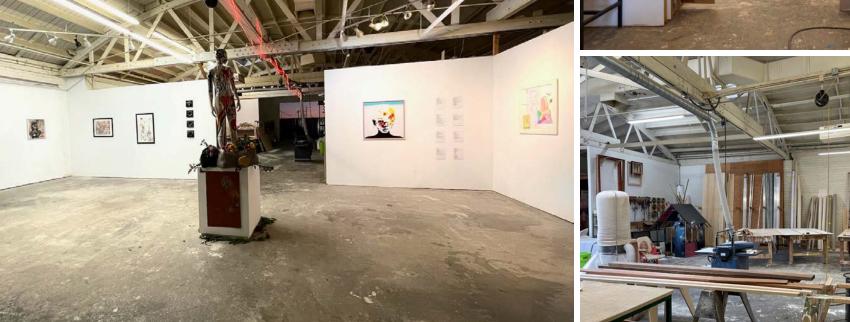


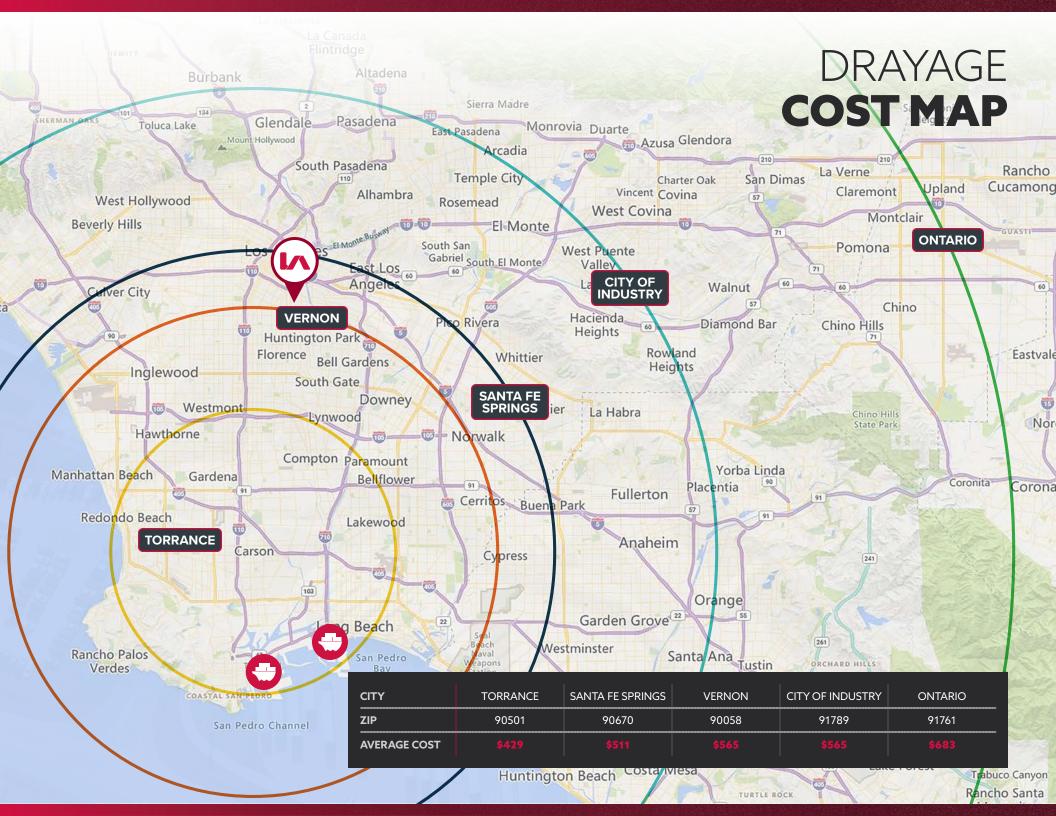












PACIFIC BLVD

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LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.