

MAJOR PRICE REDUCTION
SALE PRICE: \$141/SF!
CAN BE DELIVERED VACANT

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

E SLAUSON AVE

E 58TH ST

±19,080 SF

FOR SALE

INDUSTRIAL BLDG ON ±21,120 SF OF LAND

150-154 E 58TH ST, LOS ANGELES, CA 90011

PROPERTY HIGHLIGHTS

- Dock-High (4) & Divisible Building (3 Units)
- Can Be Delivered Vacant - M2M Tenants
- Power: 600 Amps | 120/240 V (Verify)
- Immediate 110 Fwy Access @ Slauson Ave
- Excellent Location for Redevelopment
- Dock Loading & Offices + 2 R.R. Per Unit
- Contact Broker to Tour - Bring All Offers

SALE PRICE/SF

\$141.30/SF

SALE PRICE

\$2,695,995



FOR MORE INFORMATION, PLEASE CONTACT



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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



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LEE-ASSOCIATES.COM/DOWNTOWNLA

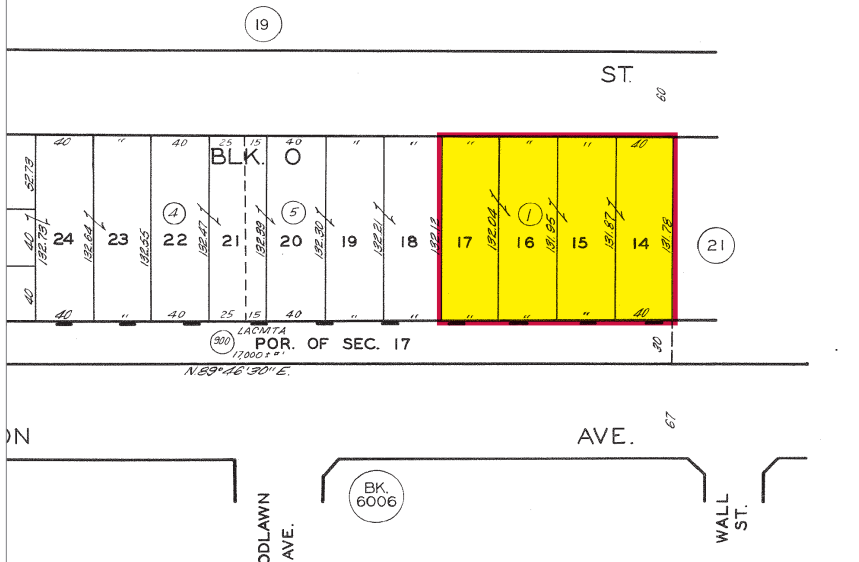
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PARCEL MAP



PROPERTY SUMMARY

TOTAL BUILDING SF	±19,080 SF
TOTAL LAND SF	±21,120 SF
LOADING DOORS	4 Dock-High Doors
OFFICES/RRs	±1,540 SF / 7 RRs
POWER	600A, 120/240V, 3Ø, 4W
CLEAR HEIGHT	12' Clear Height
ACCESSIBILITY	0.5 Miles to 110 Fwy
CONSTRUCTION	Masonry
YEAR BUILT	1945
ZONING	LAM1-1-CPI0*
APN	5101-022-001
POSSESSION	Close of Escrow



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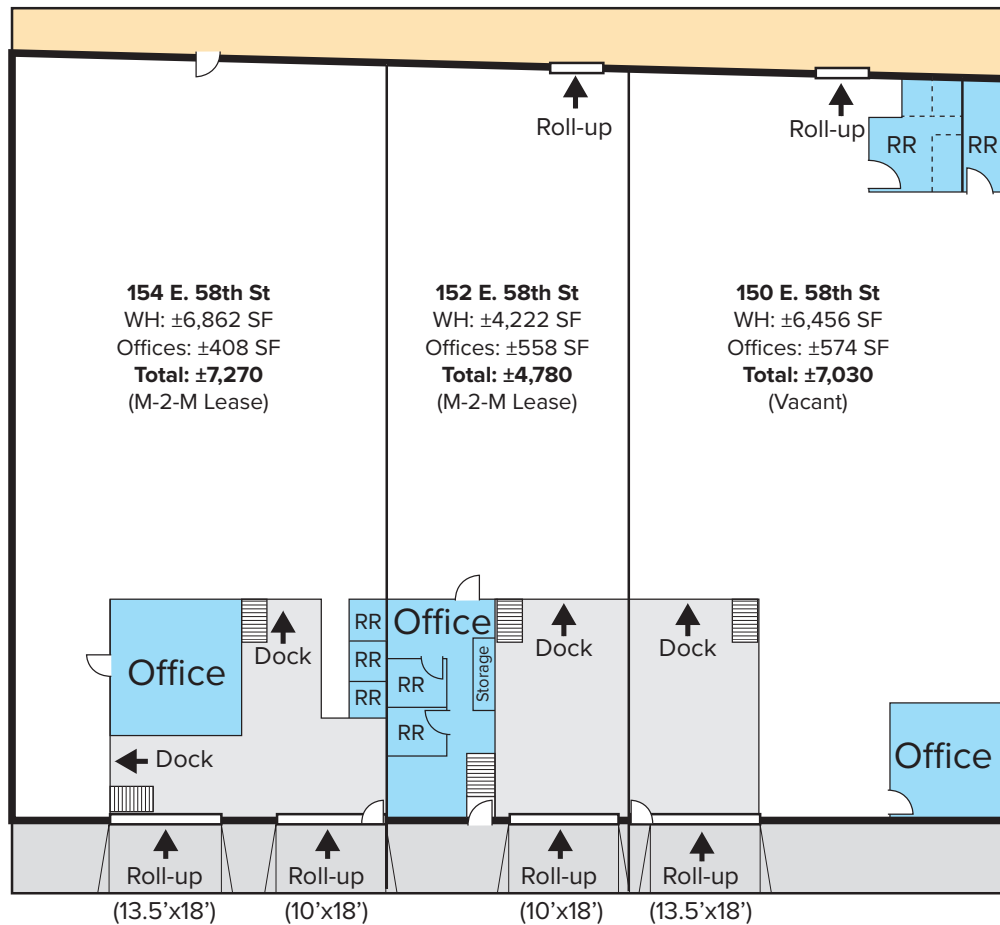
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PROPERTY SITE PLAN

East Slauson Ave



East 58th St



OFFICES SF	±1,540 SF
WAREHOUSE SF	±17,540 SF
TOTAL SF	±19,080 SF

NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer to Verify

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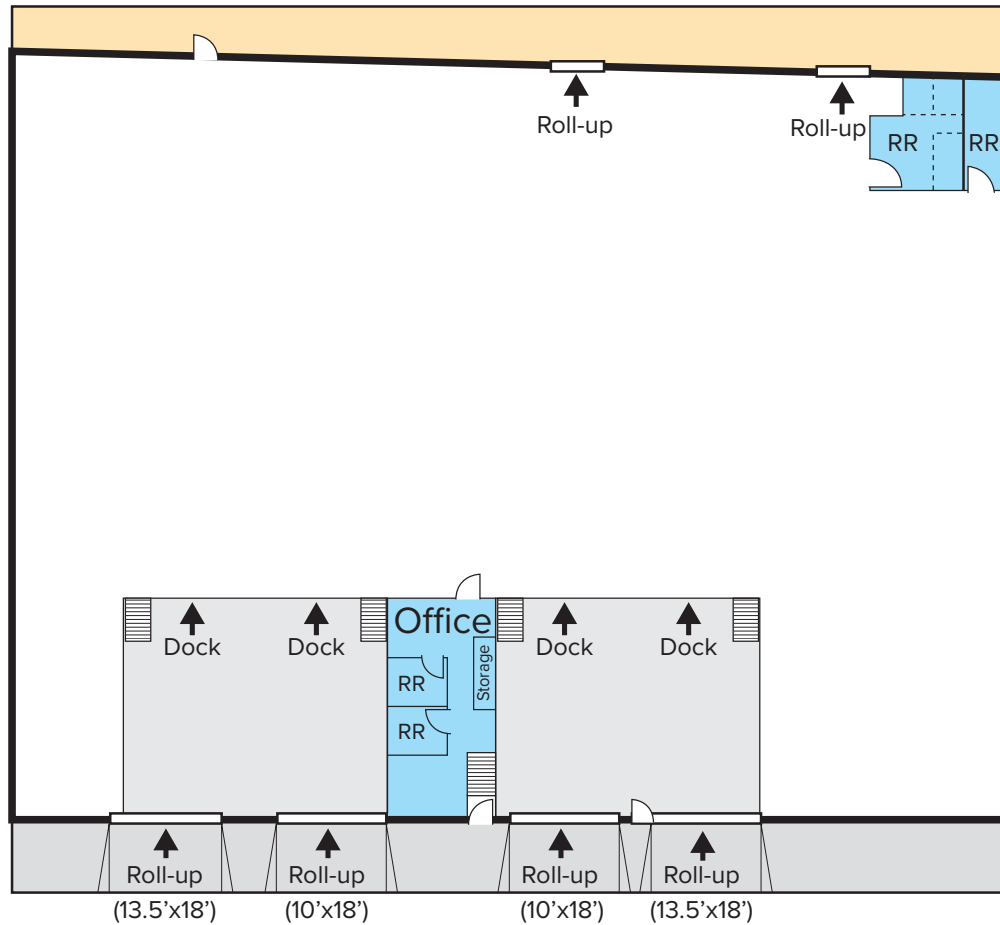
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PROPERTY SITE PLAN

East Slauson Ave



East 58th St



NOTE: Above plan is not as-is, it is a depiction for a single user.

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