



E 58TH ST

±19,080 SF

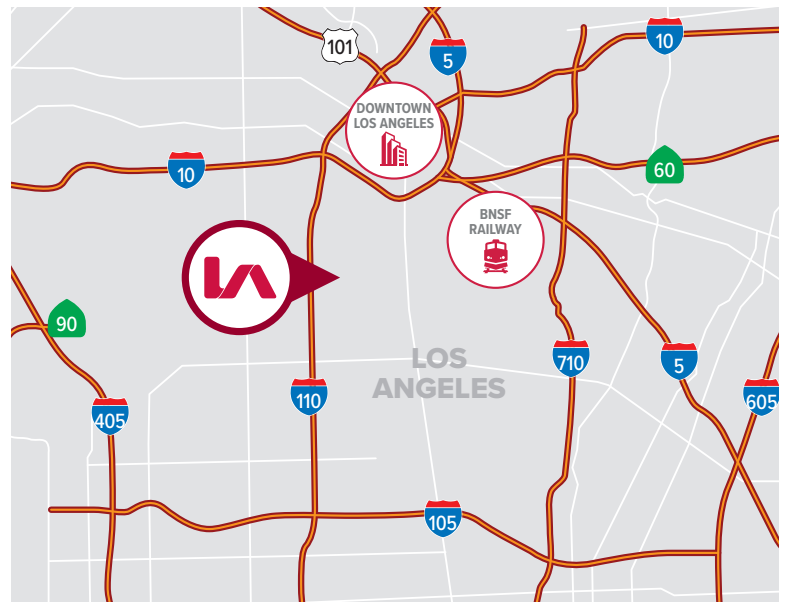
FOR SALE

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

\$169.91/SF

SALE PRICE

\$3,240,000

FOR MORE INFORMATION, PLEASE CONTACT



TONY NAPLES

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373



MATTISON BEHR

Associate | LIC NO 02091054

mbehr@lee-associates.com

818.434.9116

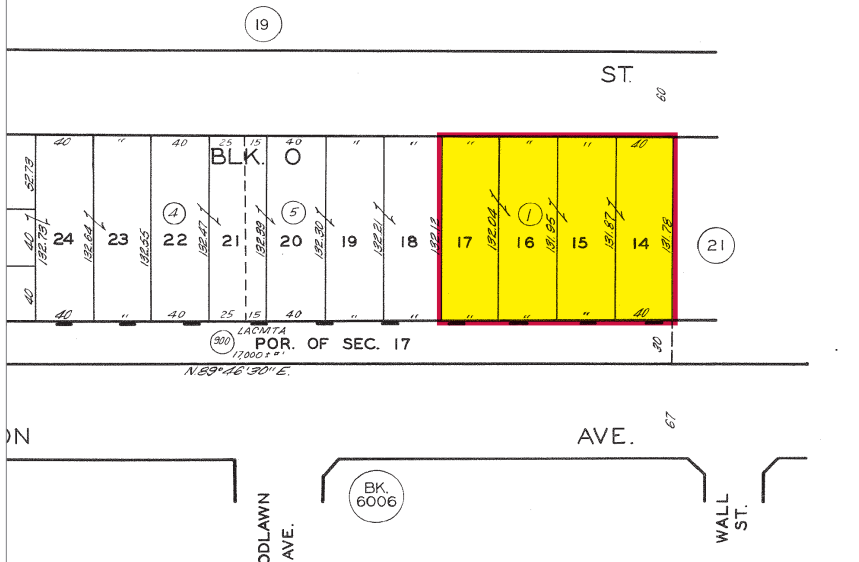
LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**FOR
SALE**

±19,080 SF INDUSTRIAL BLDG ON ±21,120 SF OF LAND

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

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	11' 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



FOR MORE INFORMATION, PLEASE CONTACT

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



TONY NAPLES

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373



MATTISON BEHR

Associate | LIC NO 02091054

mbehr@lee-associates.com

818.434.9116



Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

**FOR
SALE**

±19,080 SF INDUSTRIAL BLDG ON ±21,120 SF OF LAND

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

E SLAUSON AVE

E 58TH ST

FOR MORE INFORMATION, PLEASE CONTACT

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



TONY NAPLES

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373



MATTISON BEHR

Associate | LIC NO 02091054

mbehr@lee-associates.com

818.434.9116



Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

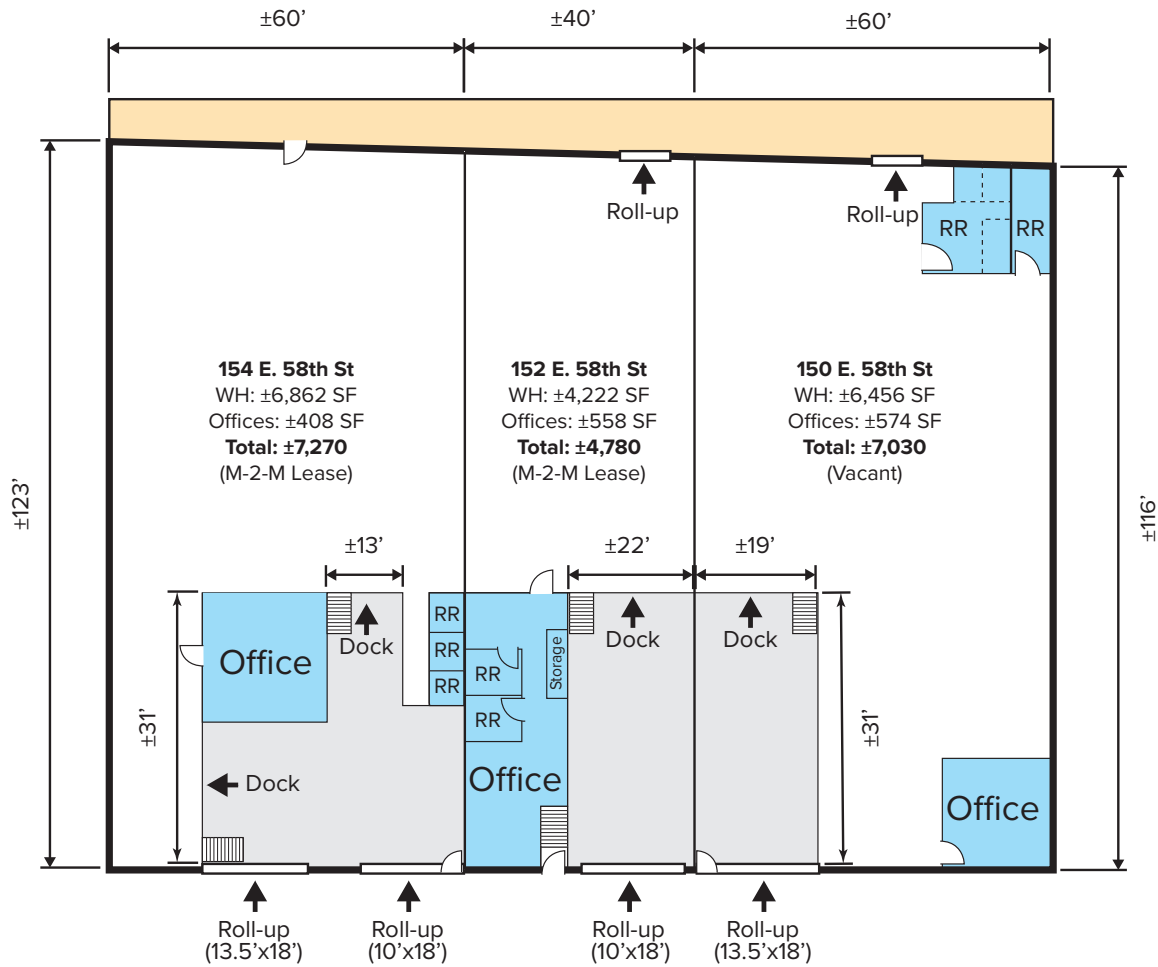
**FOR
SALE**

±19,080 SF INDUSTRIAL BLDG ON ±21,120 SF OF LAND

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

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

FOR MORE INFORMATION, PLEASE CONTACT

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



TONY NAPLES

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373



MATTISON BEHR

Associate | LIC NO 02091054

mbehr@lee-associates.com

818.434.9116



Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

**FOR
SALE**

±19,080 SF INDUSTRIAL BLDG ON ±21,120 SF OF LAND

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



FOR MORE INFORMATION, PLEASE CONTACT

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



TONY NAPLES

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373



MATTISON BEHR

Associate | LIC NO 02091054

mbehr@lee-associates.com

818.434.9116



Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

**FOR
SALE**

±19,080 SF INDUSTRIAL BLDG ON ±21,120 SF OF LAND

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



FOR MORE INFORMATION, PLEASE CONTACT

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



TONY NAPLES

Senior Vice President | LIC NO 01811344

tnaples@lee-associates.com

818.395.4373



MATTISON BEHR

Associate | LIC NO 02091054

mbehr@lee-associates.com

818.434.9116



Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.