

1440

BOYD ST

±18,480 SF DOCK HIGH WAREHOUSE ADJACENT TO ARTS DISTRICT

FOR SALE OR LEASE



 CUSHMAN & WAKEFIELD
GILL | BURNS | YOO

LOCATION



EAST END
CAPITAL

Spotify

HAUSER & WIRTH

WILLOW
STUDIOS

1440
BOYD ST

JESSE STREET
STUDIOS

Ace * Mission Studios

WARNER MUSIC GROUP



EAST 7TH ST

LA RIVER

EAST 4TH ST

Sixth Street
Viaduct

US
101

PROPERTY HIGHLIGHTS



Walking distance to the Arts District
Great Freestanding Concrete Tilt-Up Building
Large Fenced Parking



3 Dock High Positions on a Cul De Sac Street
Clear Span



External and Internal Truck High Loading
Ideal for Warehousing, Distribution, Cargo, ETC.
Movie Sets, Entertainment Venue





PROPERTY SPECIFICATIONS



±18,480
TOTAL
BUILDING



±26,136 SF
(**±0.60 AC**)
LAND SIZE



±25
PARKING



3 DH / 1 GL
LOADING



DRY
SPRINKLERS



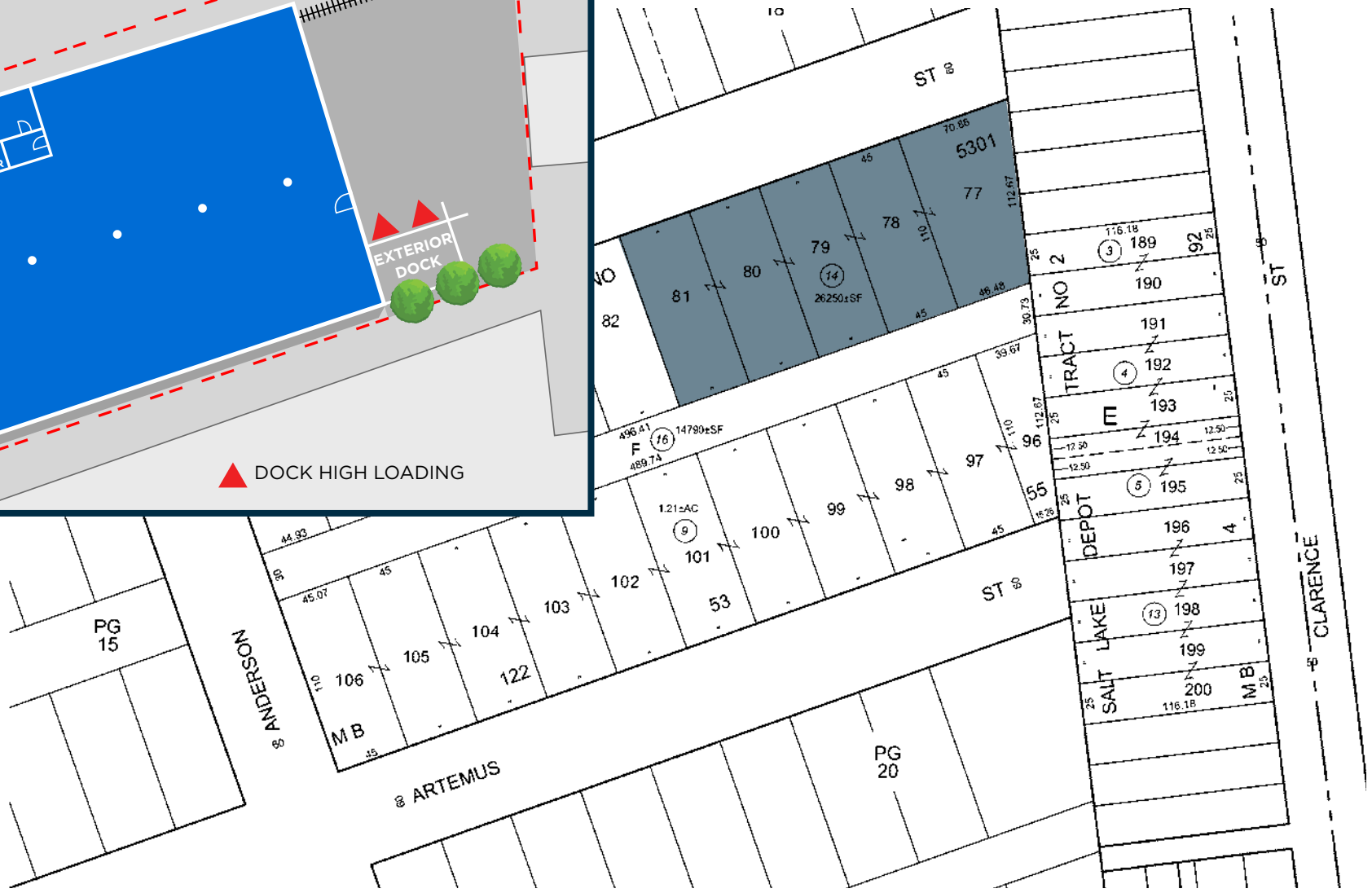
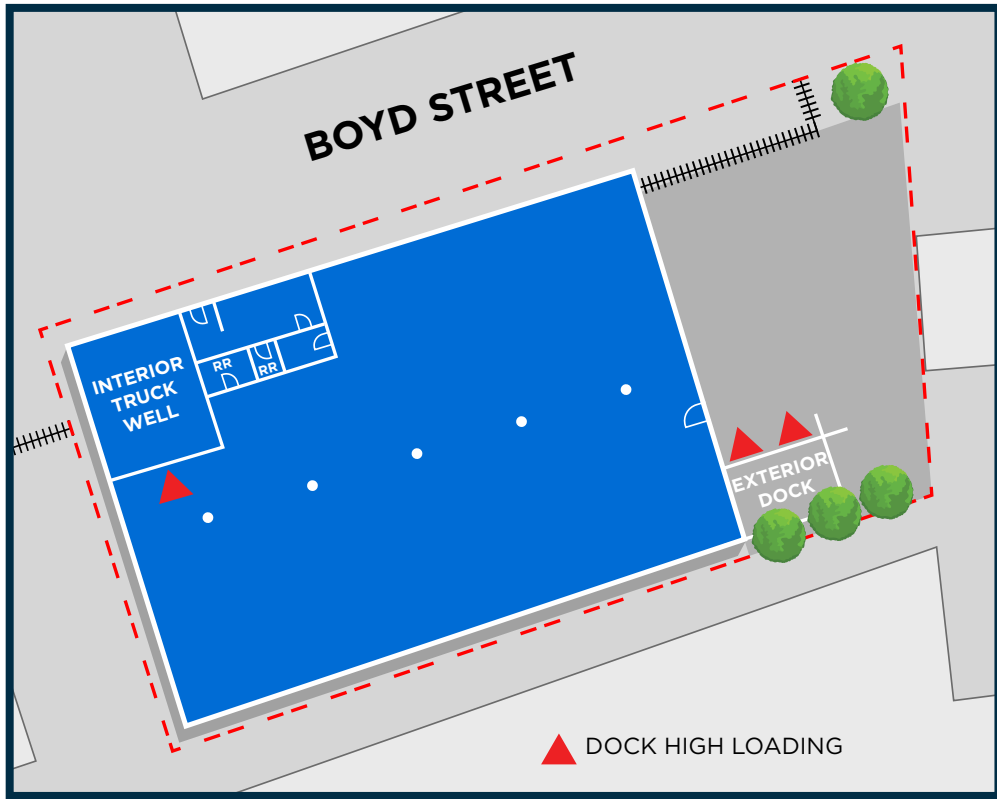
20'
CLEAR
HEIGHT



200 AMPS
POWER



M2-1-
RIO-CUGU
ZONING





GIRL & THE GOAT

AMENITIES

arts district



SOHO HOUSE

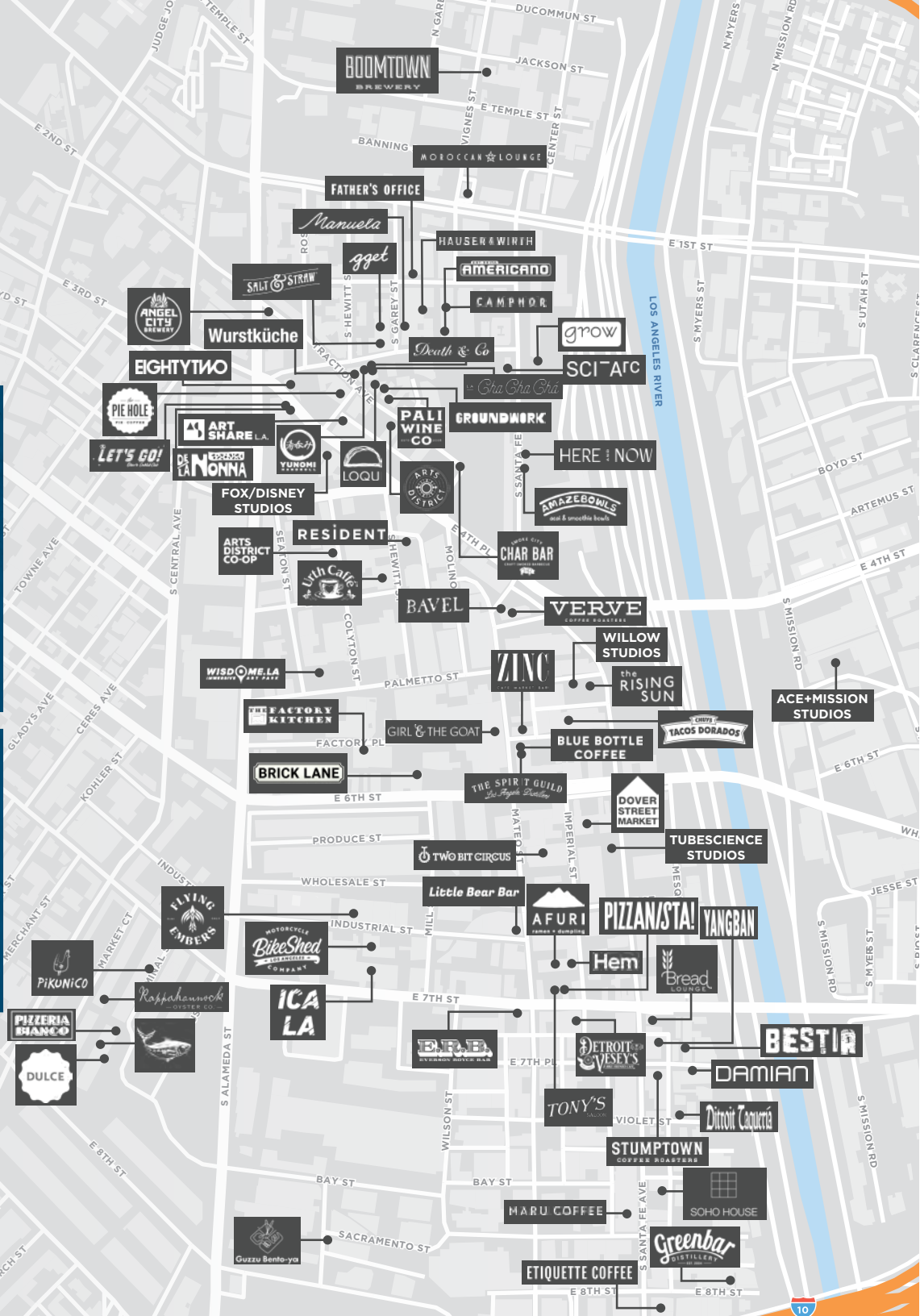


CAFE DULCE



BAVEL

- COFFEE
- BARs
- RESTAURANTS
- MARKETS
- MUSEUMS
- STUDIOS



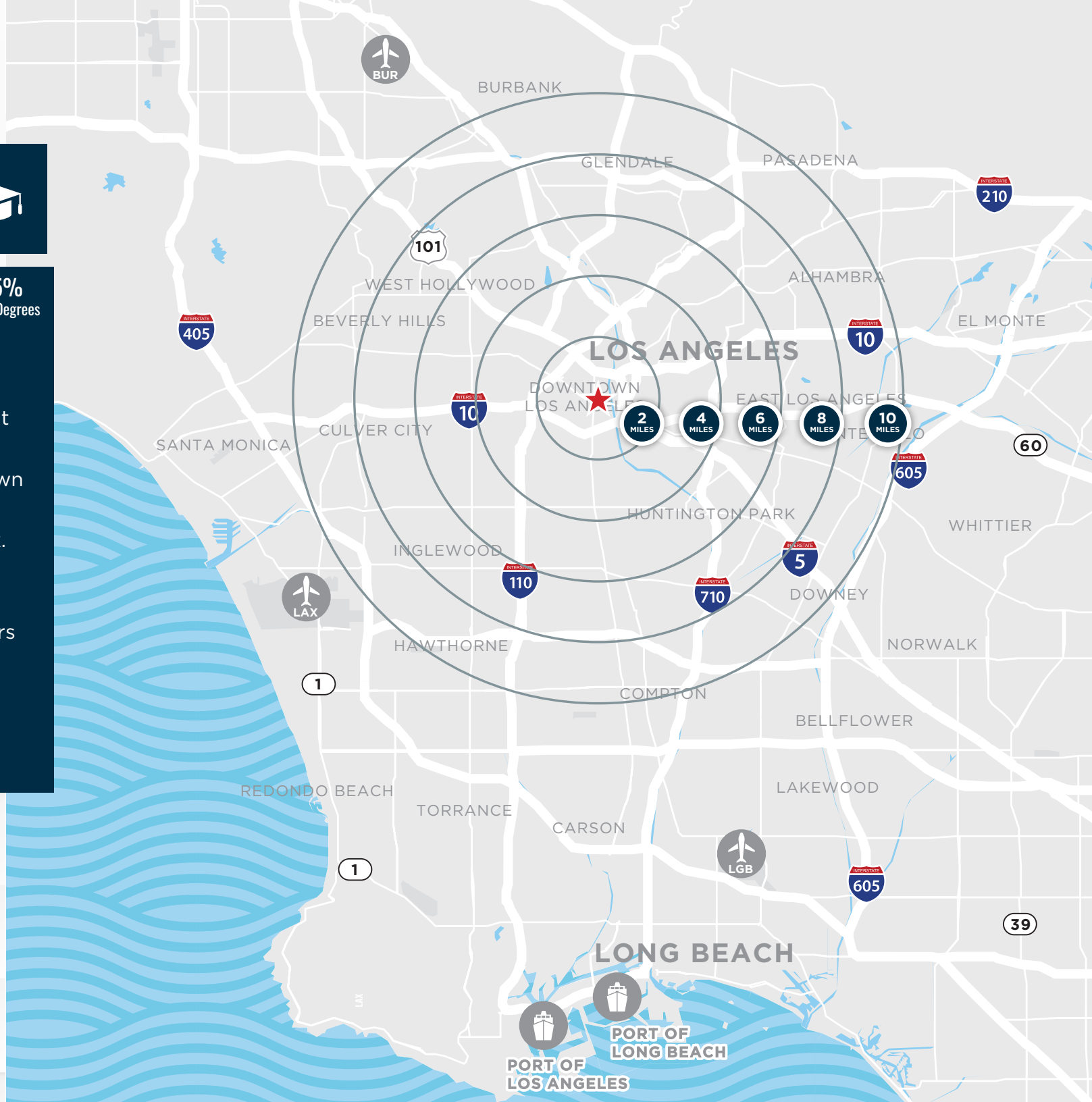


\$113,698
Avg. Household Income

37.1
Median Age

21.5%
College Degrees

1440 Boyd Street offers a premier infill location adjacent to the Arts District, providing immediate access to Downtown Los Angeles and the region's major transportation network. Centrally positioned near the I-5, US-101, I-10, and SR-60 freeways, the property delivers exceptional connectivity to Southern California's key business, logistics, and consumer markets.



**REGIONAL
MAP**



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