

3408 **FOWLER ST.**
Los Angeles 90063



6,000 SF FOR SALE

IMMACULATE CONCRETE BUILDING | 1990 CONSTRUCTION
10-CAR ROOFTOP PARKING, DOCK HIGH LOADING
400-AMPS OF 3-PHASE POWER

ERIC REAVIS, SIOR

01216423

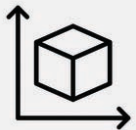
213.709.6760

eric@reavisrealty.com

www.reavisrealty.com

01

Building Highlights



6,000 SF
AVAILABLE SF



DOCK HIGH LOADING



18' CLEARANCE



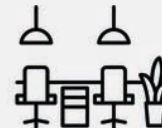
10-CAR PARKING
ON ROOFTOP



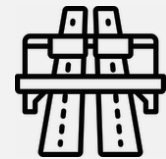
400 AMPS, 3-PHASE
ELECTRICAL SERVICE



FIRE SPRINKLERS



1,700 SF
OF WELL-APPOINTED
OFFICES



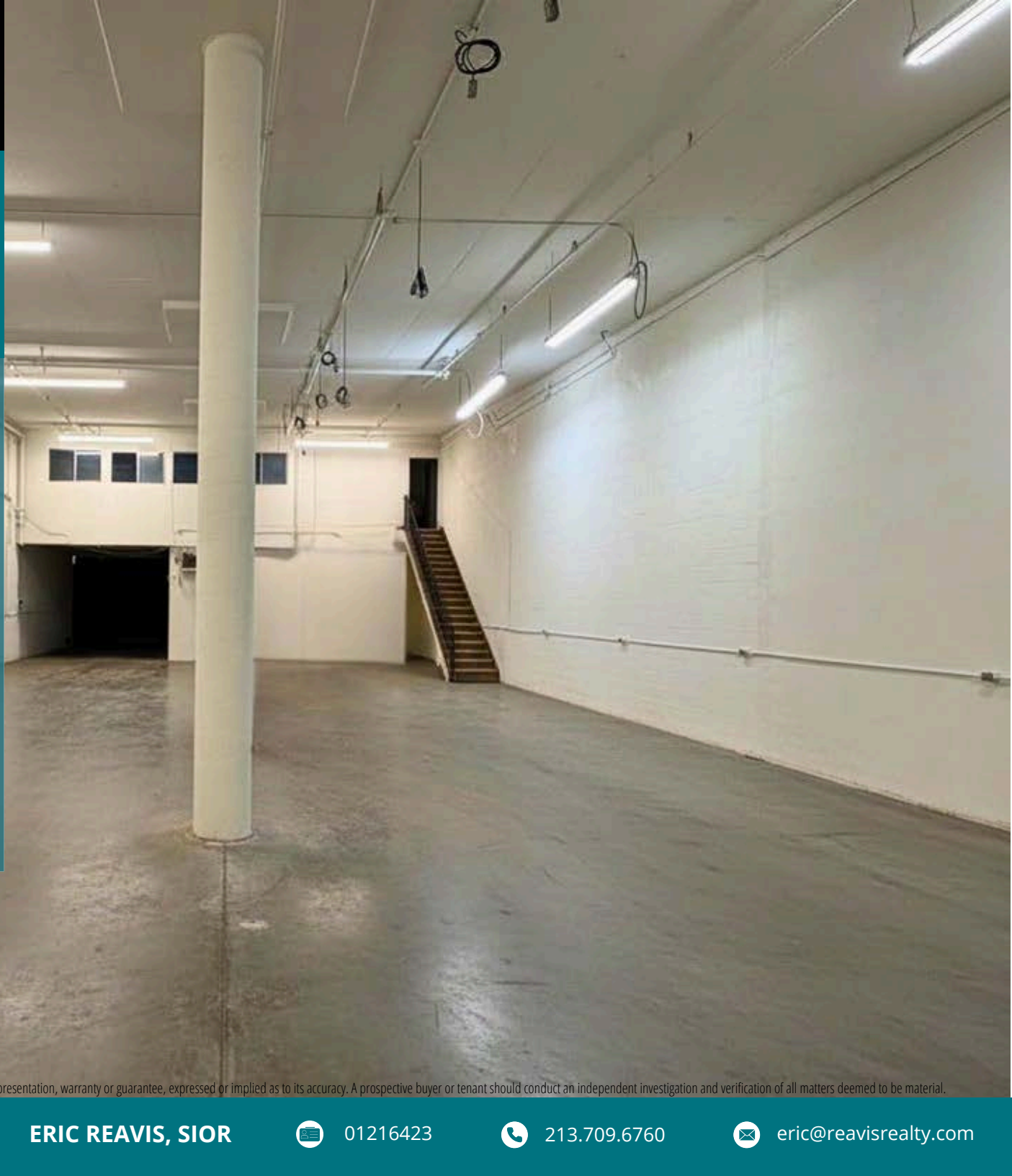
EAST LA INTERCHANGE
IMMEDIATE ACCESS TO
(10), (710), (5) & (101) FWYS

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.

02

Specs

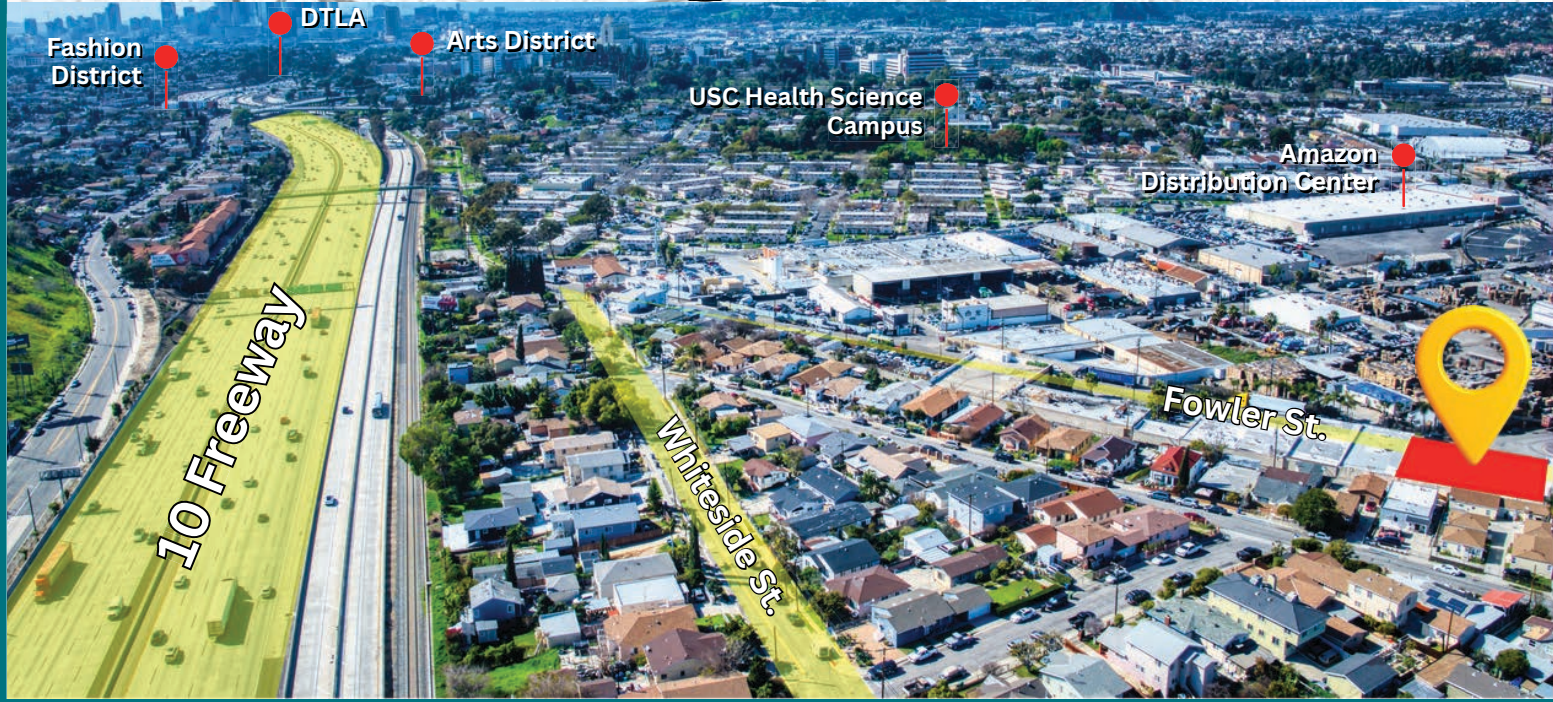
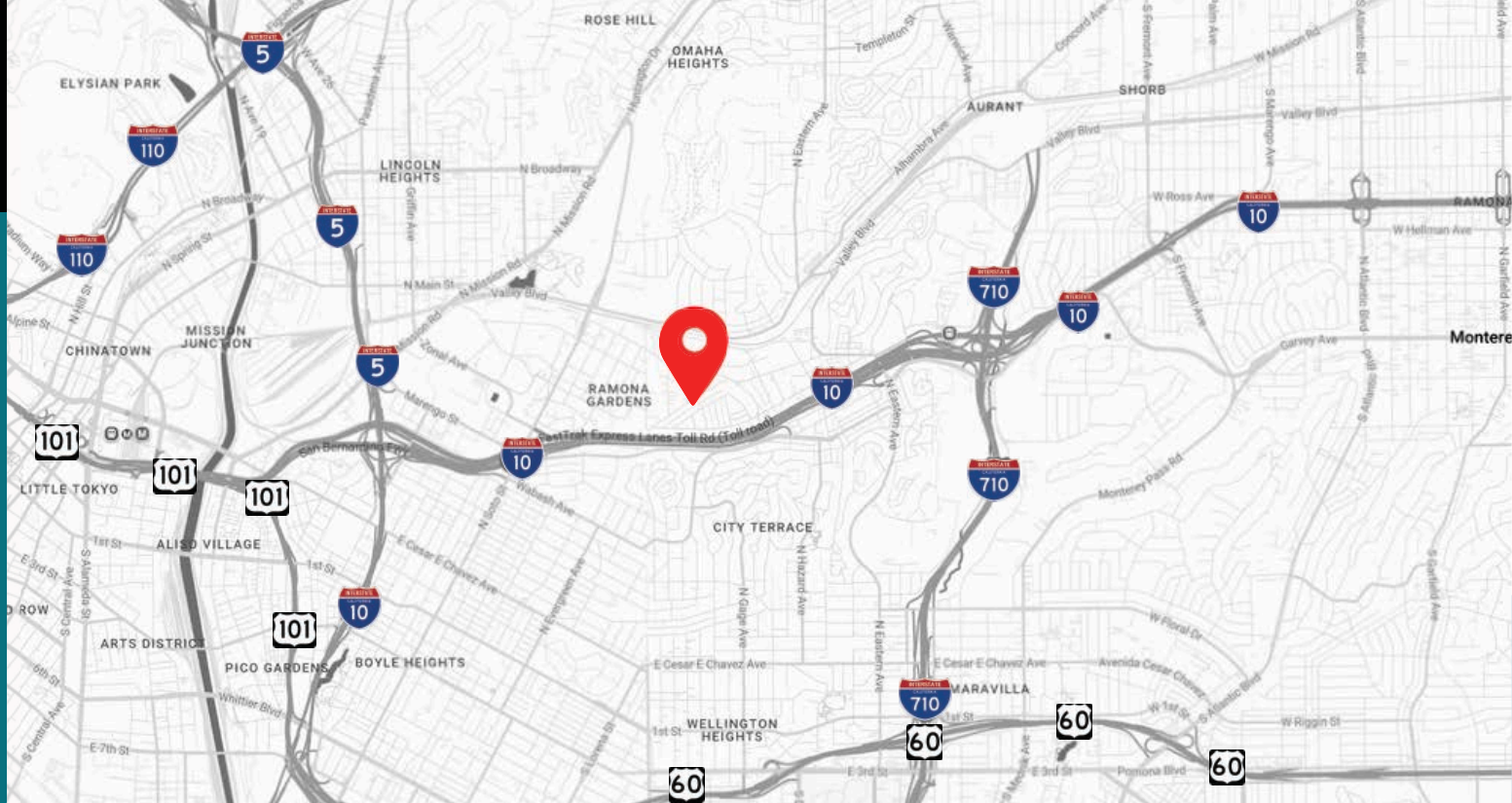
APN	5224-015-011
BUILDING SIZE	6,000 SF
LAND SIZE	4,800 SF
GROUND FLOOR OFFICE SF	500 SF
OFFICE MEZZANINE SIZE	1,200 SF
YEAR BUILT	1990
CONSTRUCTION TYPE	CONCRETE BLOCK
CLEARANCE	18'
FIRE SPRINKLERS	YES
LOADING	ONE (1) DOCK HIGH SPOT (13'X14')
ELECTRICAL SERVICE	400 AMPS, 240 VOLTS, 3-PHASE, 4-WIRE
RESTROOMS	TWO (2)
PARKING	10-CAR FENCED, ROOFTOP PARKING
ZONING	LCM1
SALE PRICE	\$1,595,000 (\$265.83 PSF)
OCCUPANCY	CLOSE OF ESCROW



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03

Location Highlights

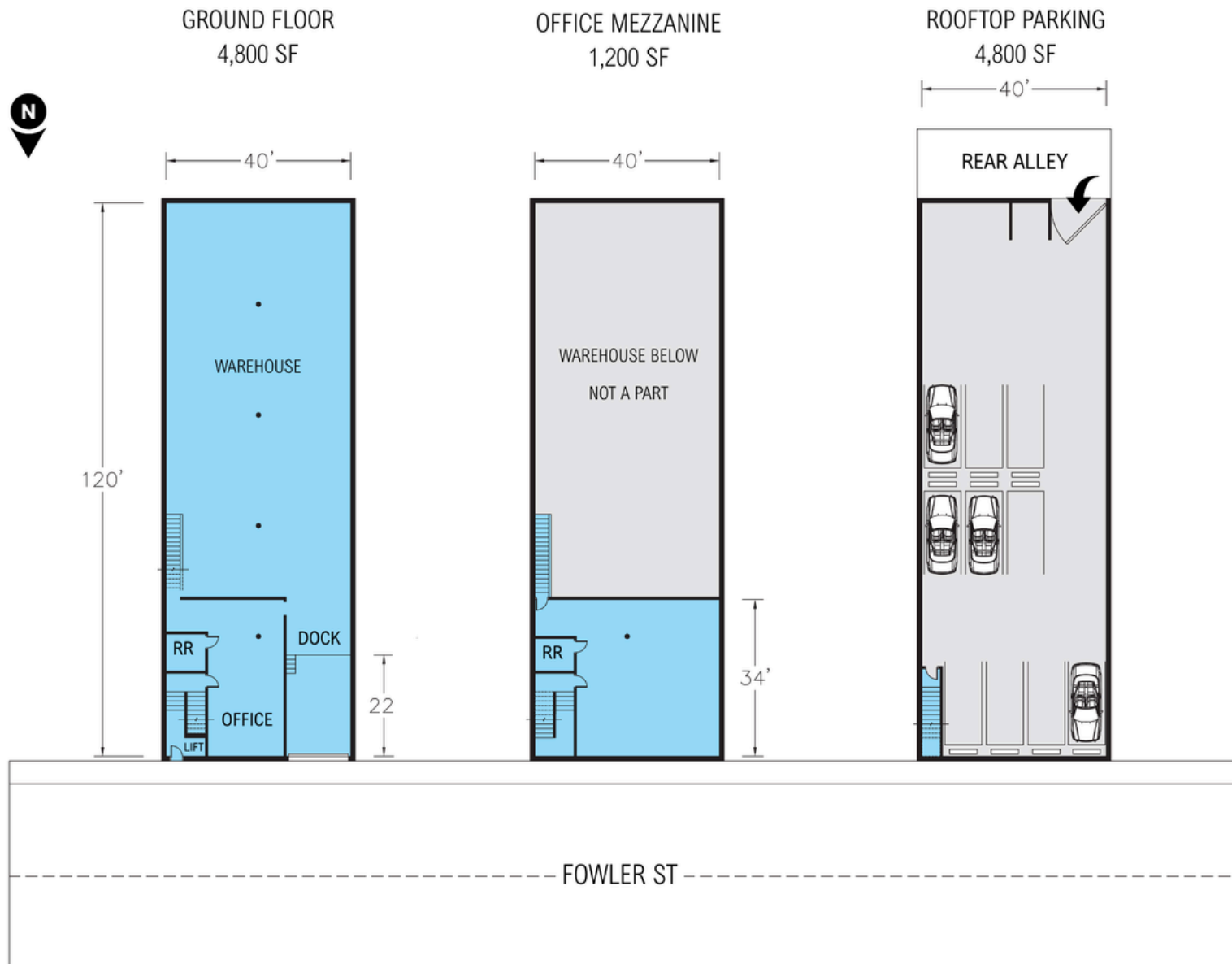


IMMEDIATE ACCESS TO (10), (710), (5) & (101) FREEWAYS

QUICK & EASY ACCESS TO DTLA

STRATEGIC CENTRAL LOCATION WITH UNPARALLELED FWY ACCESS TO **SERVE WESTSIDE, SOUTHBAY & SAN FERNANDO VALLEY** MARKETS

UNINCORPORATED LA COUNTY - NO MUNICIPAL BUSINESS TAX



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06

Photos



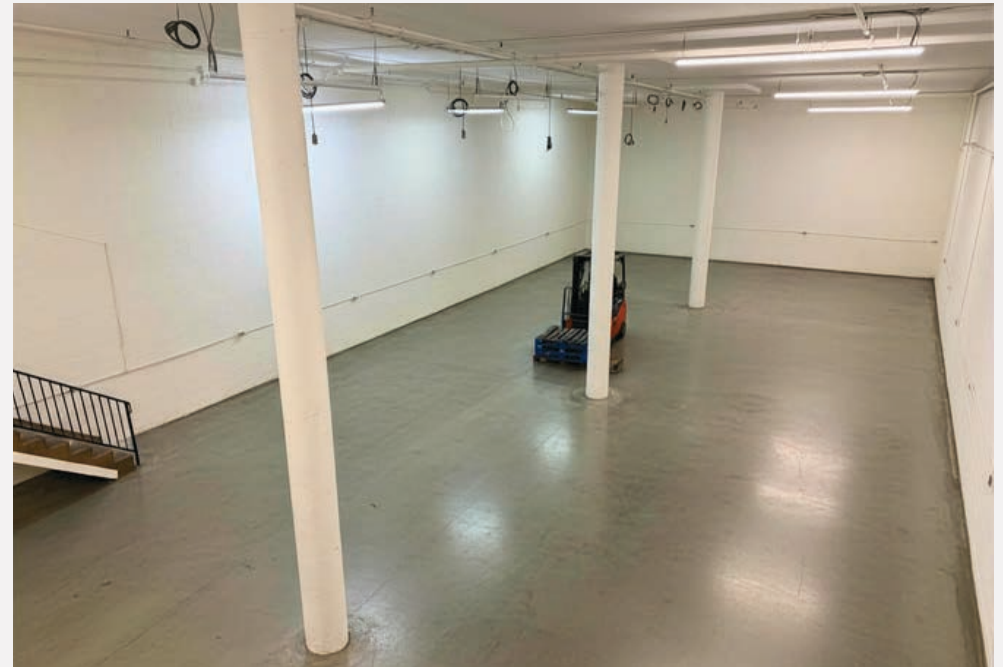
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Digitally renovated & staged for illustrative purposes only.

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Photos



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