

FOR SALE

1366 S FLOWER ST
LOS ANGELES, CA 90015

±8,555 SF

PRIME DOWNTOWN LA
SOUTH PARK LOCATION
WALKING DISTANCE TO LA
CONVENTION CENTER

For more information, please contact:

Daniel Park

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Danielpark777@hotmail.com

DRE# 01227056

PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

Park Industrial Realty
800 McGarry St, 5th Floor
Los Angeles, CA 90021
Corporation DRE# 01983713

Property Details

Building SF: 8,555 SF

Land SF: 8,874 SF

Office SF: 2,300 SF

Clear Height: 14'

Parking: 6

Loading: 1 GL (10X12)

Year Built: 1926

Zoning: [HB3-G1-5][CX3-FA][CPIO-O]

APN: 5134-011-021

Sale Price: \$2,390,000 (\$279.37/SF)

All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Buyer/Lessee must verify all information.

Property Highlights

- Ideal for businesses seeking to occupy their own building in a premier Downtown Los Angeles location with long-term upside potential
- Strategically situated in the heart of Downtown LA's South Park district, within walking distance to the LA Convention Center, LA Live, and major entertainment and business hubs
- Approximately six (6) dedicated parking spaces in the rear
- Ground-level loading door at the rear of the building
- Column-free clear span warehouse space
- Almost entirely air-conditioned, providing comfort for employees
- Approximately 14' minimum clear height & up to 21' ceiling height
- Suitable for a wide range of uses including showroom, creative office, light manufacturing, distribution, or e-commerce operations

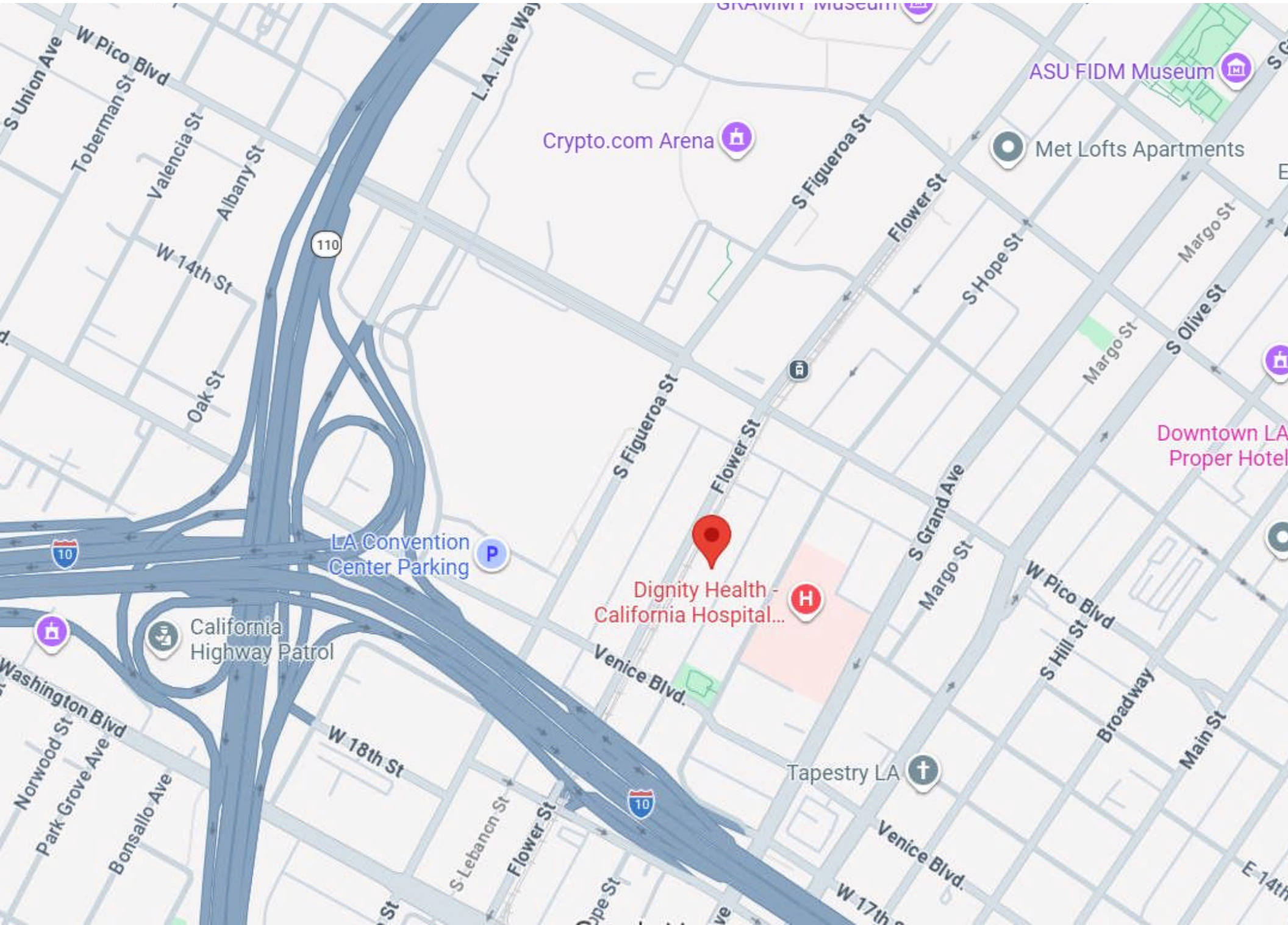
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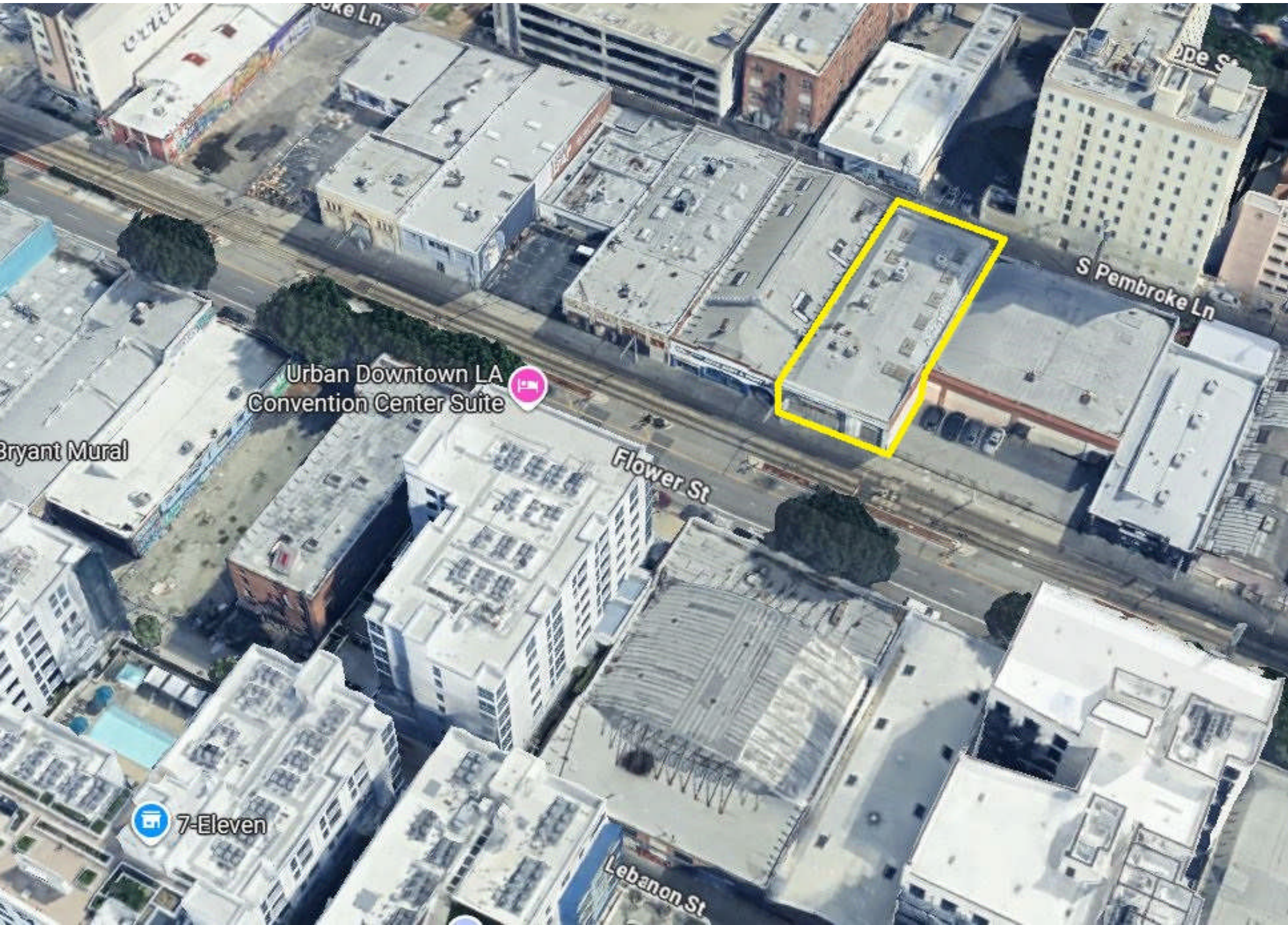
2017



MAPPING AND GIS
SERVICES
SCALE 1" = 80'







Urban Downtown LA
Convention Center Suite

Bryant Mural

Flower St

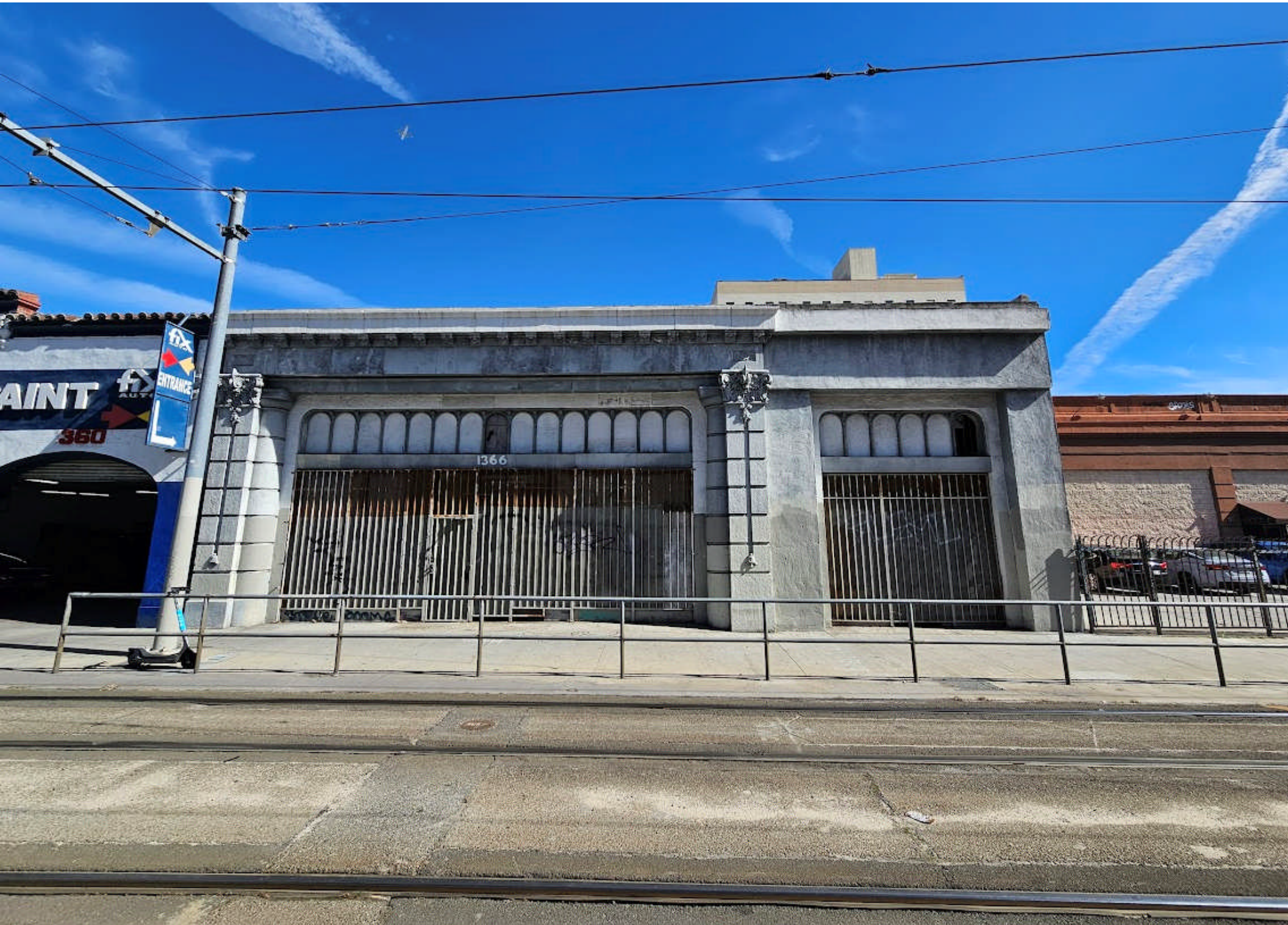
S Pembroke Ln

7-Eleven

Lebanon St

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