

FOR SALE

3030 Fletcher Dr Los Angeles, CA 90065

A Rare ±31,568 SF Industrial Purchase Opportunity
Minutes from the San Fernando Valley/Glendale/Atwater Village/DTLA



David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

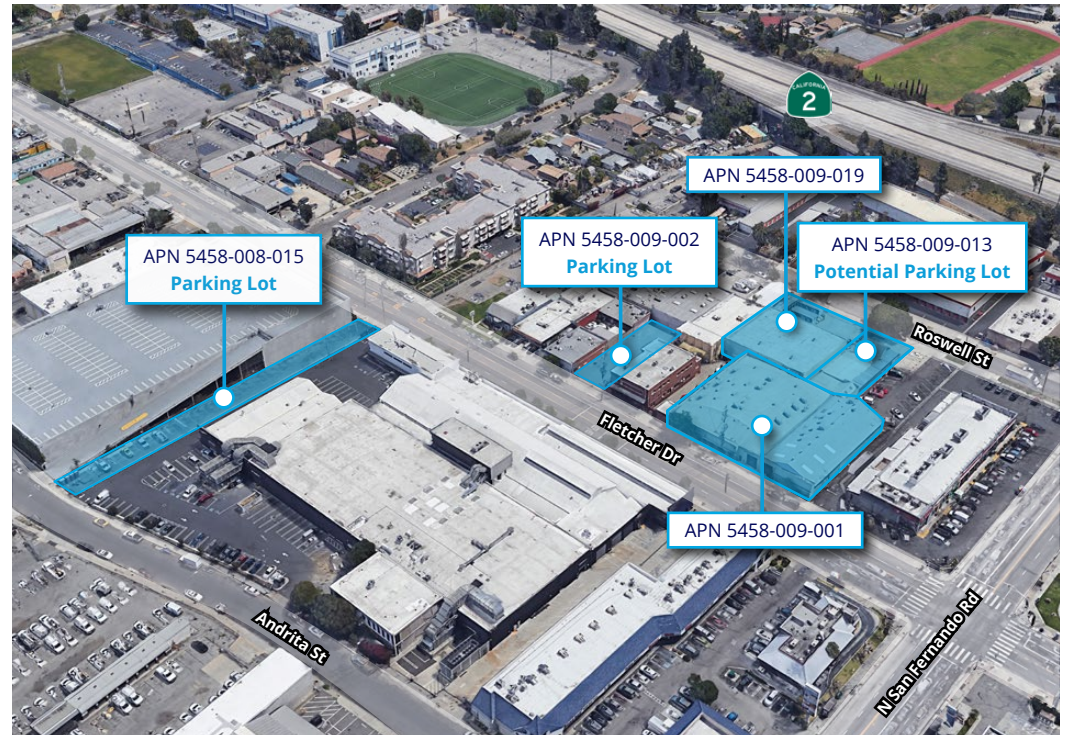
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Property Description

Total Land Area	±1.48 AC ±64,560 SF
Building SF	±31,568 SF
APNs	5458-008-015; 5458-009-001, -002, -013, -019
Restrooms	7
Loading / Dimensions	3 GL Doors / 12'x13', 10'x13', 14'x18'
Clear Height	14'-28'
Power	2 Panels • 600A, 120/240V, 3Ph, 4W • 600A, 120/240V, 3Ph, 4W
Zoning	M1 / MR1 / C2
Yard	Fenced
Construction	Concrete Tilt Up, Concrete Block, Steel
Parking	84 / 2.7:1*
Offering Price	\$11,956,908
Price PSF	\$378.77

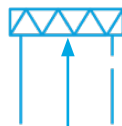


*Some parking is tandem and assumes removal of house on 5458-009-013 parcel (house not included in building SF).

Property Highlights



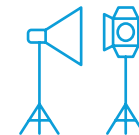
Rare Opportunity to Buy a Street-to-Street Property in Hip Glassell Park / Atwater Village Neighborhood



Impressive Bow Truss Roof (Up to 28') & Additional High Clear Warehouse Areas



Immediate 2, 5 Freeway Access; Proximate to 110, 134 Freeway



Centered between Burbank / Glendale Studios, Arts District and Hollywood



Call Broker Re: Extra Land



Located in Opportunity Zone

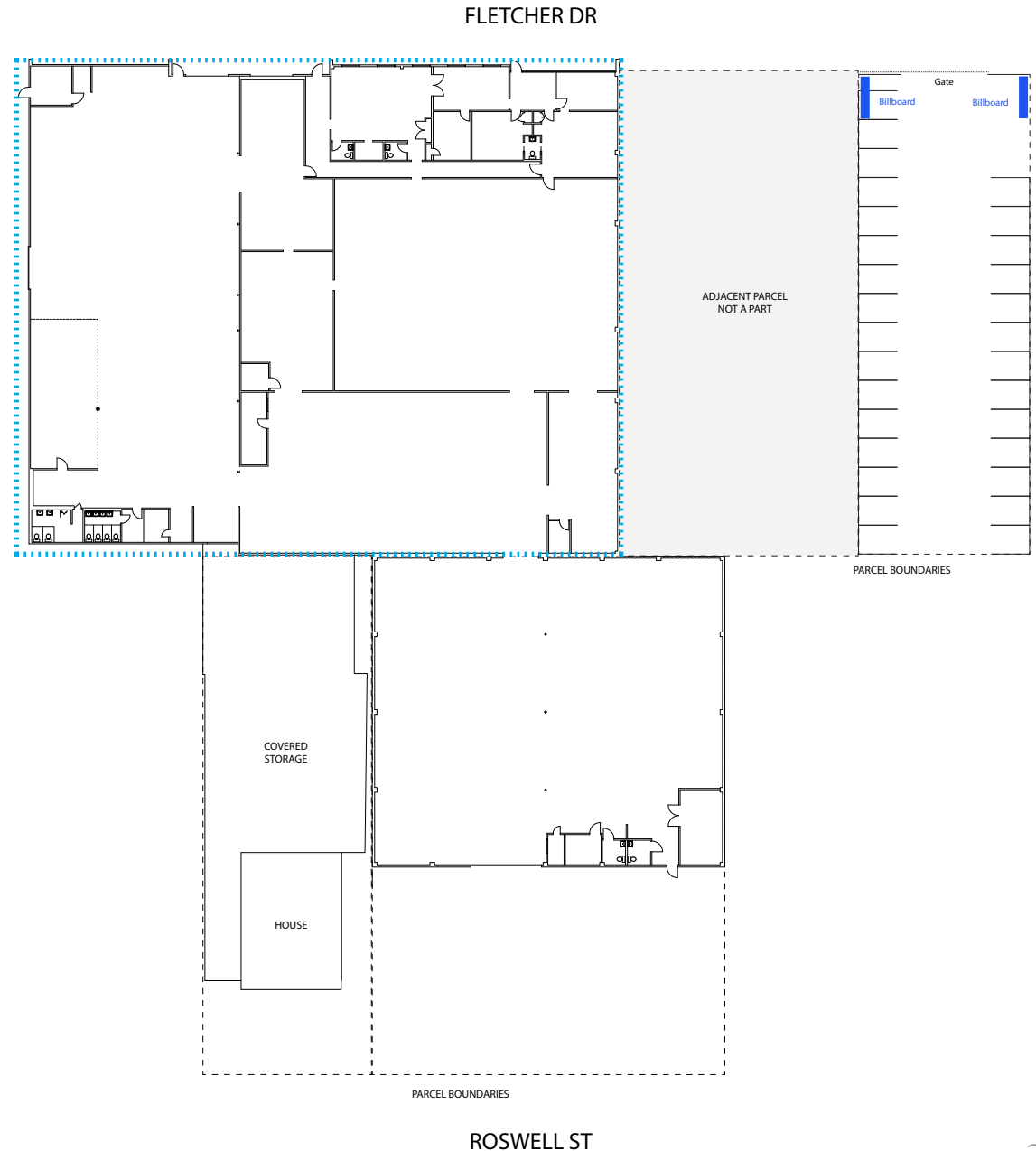
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APN 5458-009-001

Includes the northernmost structures of the Property, featuring impressive bow truss ceilings, a flexible office layout, and some HVAC'd production areas.

Building SF	±22,856 SF
Land Area	±23,838 SF (0.55 Acres)
Loading / Dimensions	2 GL Doors / 12'x13'; 10'x13'
Power	600A, 120/240V, 3Ph, 4W - More Power Possibly Available
Restrooms	5
Clear Height	±14'-28'
Zoning	LA-MR1 / C2



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APN 5458-009-001 Photos



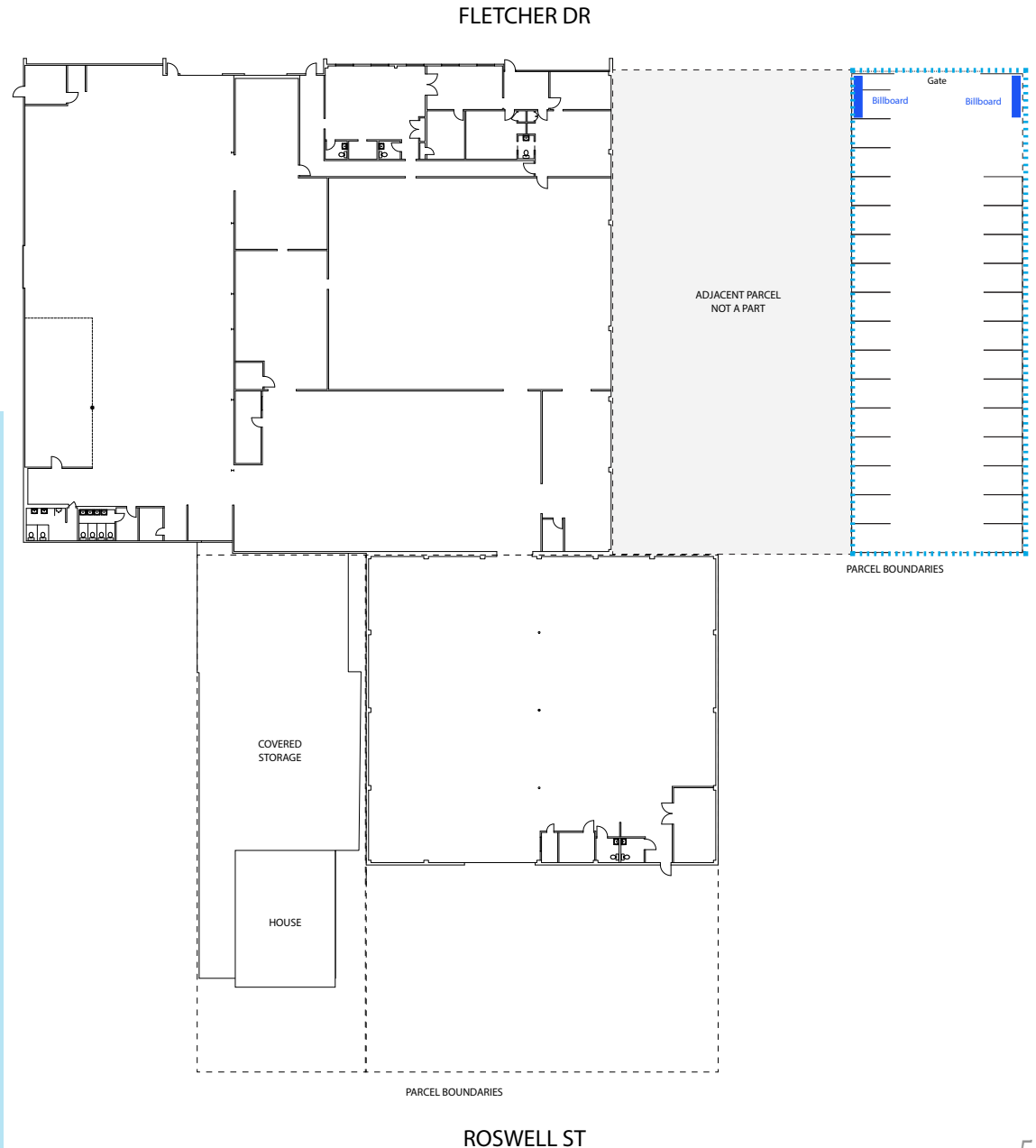
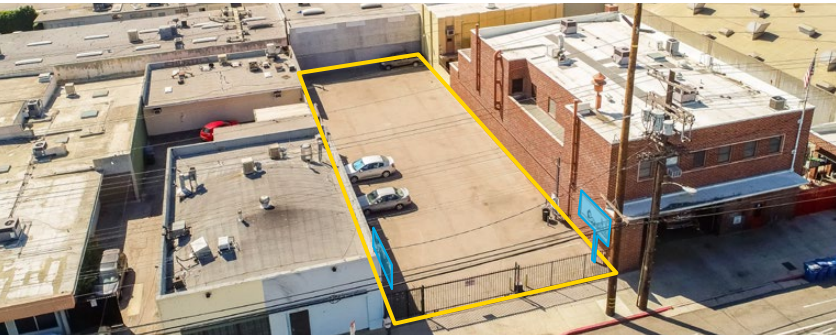
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APN 5458-009-002

A 0.16 acre private, gated, concrete parking lot with billboard income.

Land	Approx. 7,013 SF (0.16 Acres)
Parking	Approx. 26 Spaces
Zoning	LA-MR1
Billboard	2 - Each Provides \$50 Income Per Quarter; Both Run on a Month-to-Month Basis



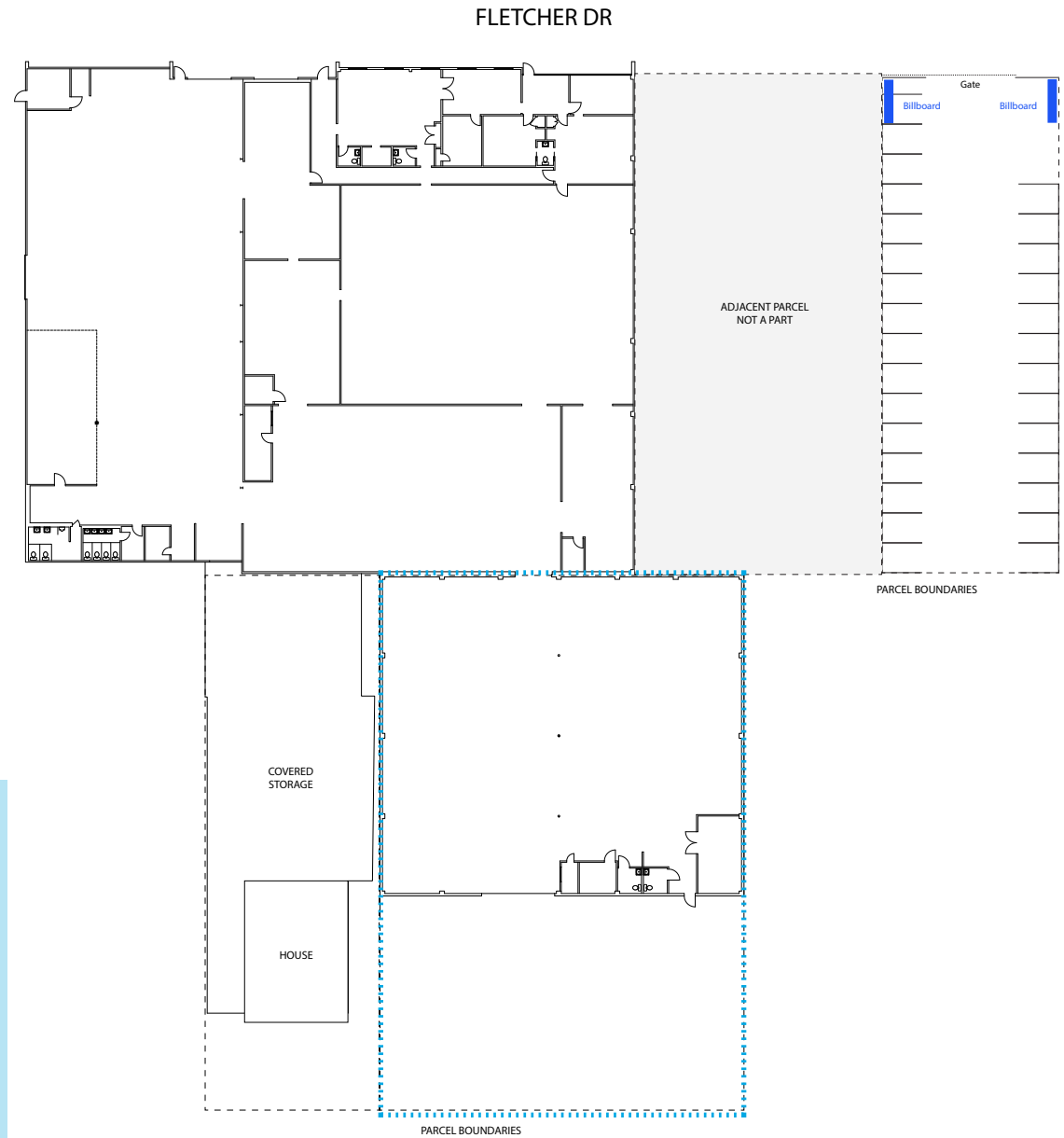
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APN 5458-009-019

The southernmost structure of the Property featuring a high clearance warehouse area, a private gated concrete yard, and oversized loading door.

Address	3027 Roswell St
Building SF	8,712 SF
Loading / Dimensions	1 GL Door / 14'x18'
Power	600A, 120/240V, 3Ph, 4W
Restrooms	2
Clear Height	Approx. 18'
Parking Spaces	17
Zoning	LA-M1



ROSWELL ST

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APN 5458-009-019 Photos



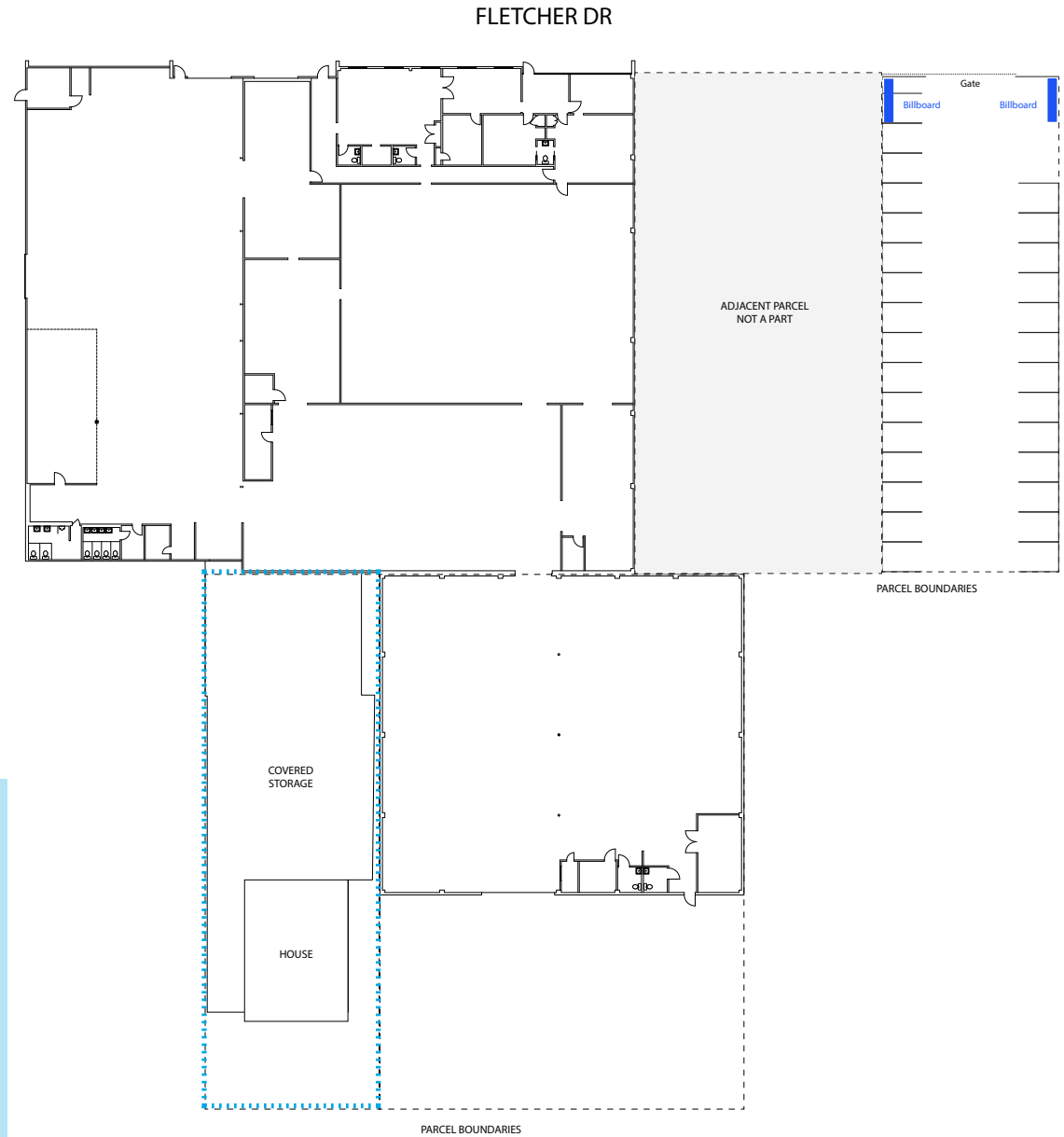
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APN 5458-009-013

This parcel includes a small farmhouse from the 1920s. While this structure is not part of the building square footage, the land on which it sits presents an excellent opportunity to create additional parking for the Property.

Address	3021 Roswell St
Land Area	Approx. 7,500 SF (0.17 Acres)
Parking Spaces	26
Zoning	LA-M1



ROSWELL ST

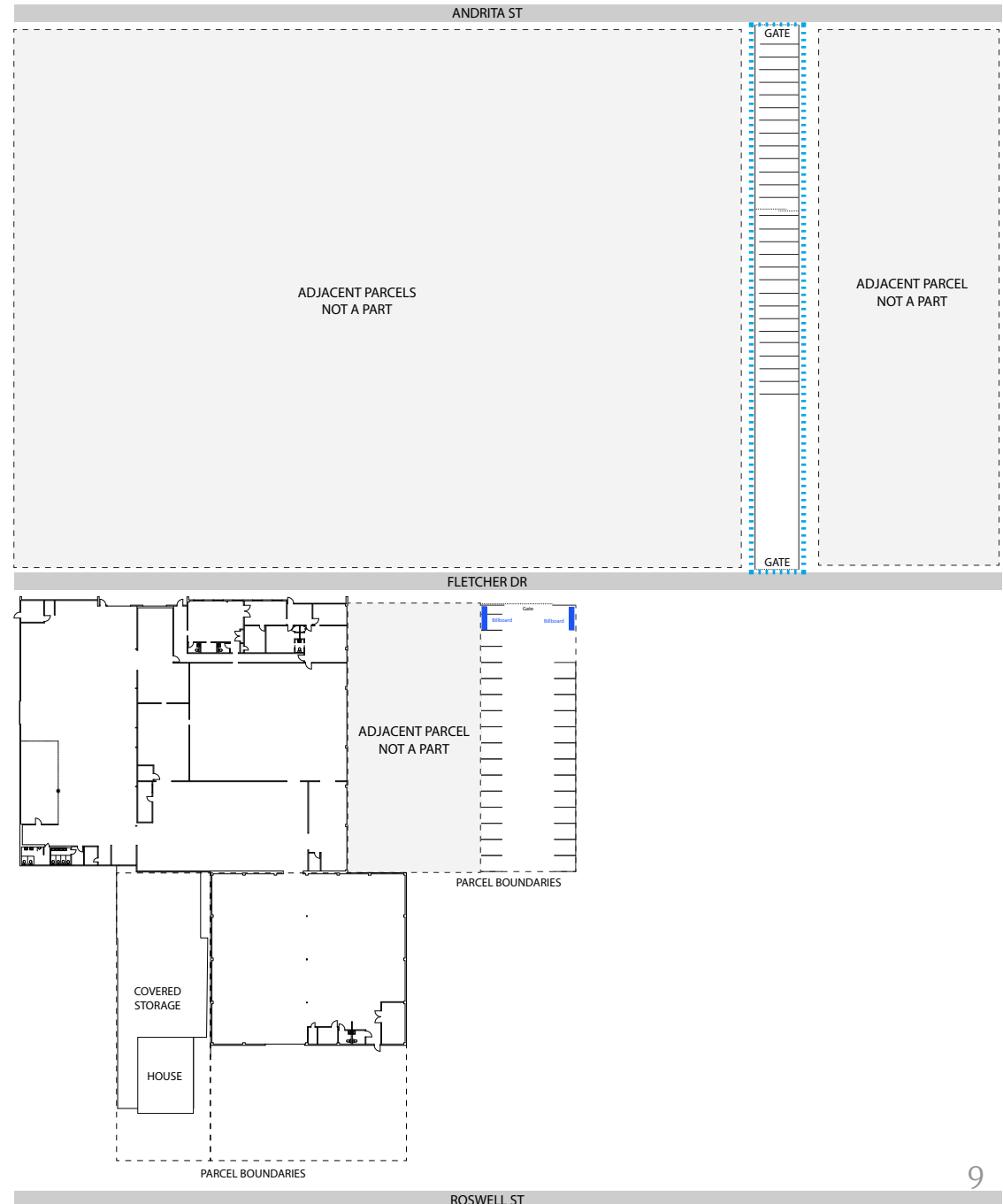
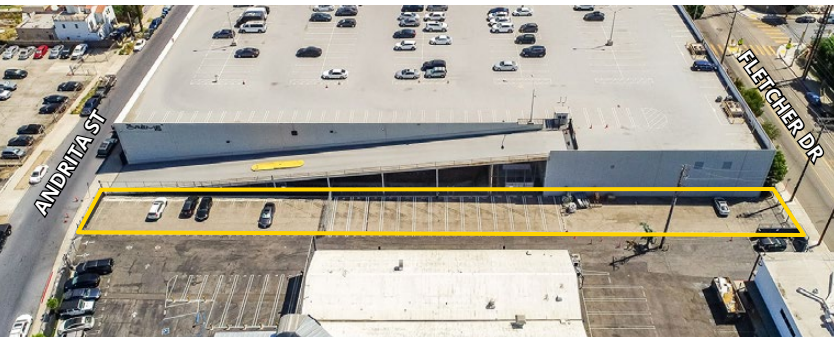
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APN 5458-008-015

A 0.26 acre private, gated, concrete parking lot.

Land	Approx. 11,210 SF (0.26 Acres)
Parking	Approx. 15 Spaces
Zoning	LA-M1



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Freeway Access Map



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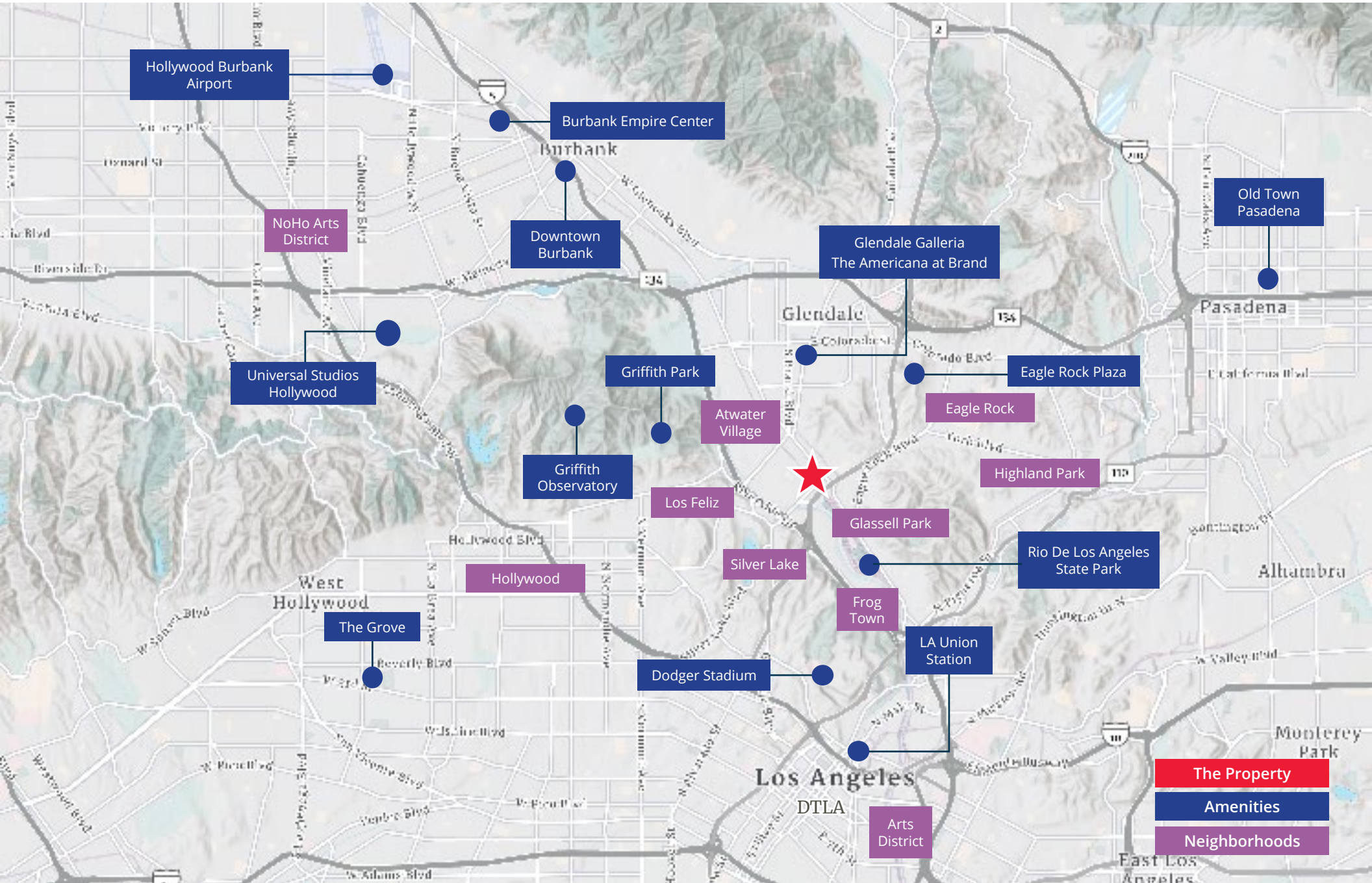
Freeway Access Map



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Amenity Base



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Glendale & LA Adjacent

Neighboring Tenants & Business Parks





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Kevin.Carroll@colliers.com

Colliers

505 N Brand Blvd

Suite 1120

Glendale, CA 91203

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