

# FOR SALE ±10,400 SF

1125 E 14<sup>TH</sup> ST, LOS ANGELES, CA 90021



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**PARK INDUSTRIAL**  
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

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

## Executive Summary

1125 E 14th Street offers a strong owner-user purchase opportunity in the heart of the Downtown Los Angeles Fashion District. The property consists of approximately 10,400 SF of functional industrial space on 15,920 SF of land, featuring 15' minimum clear height, heavy electrical power, two ground-level loading doors, 18 parking spaces, sprinkler system, and secure fenced/gated front and rear yard areas.

The building combines clean office/showroom space with efficient warehouse functionality, making it ideal for apparel, wholesale distribution, e-commerce fulfillment, light manufacturing, printing, embroidery, textile supply, and import/export users. Its central location, secure yard areas, parking, and excellent freeway access provide the convenience and utility needed for a wide range of Downtown LA industrial businesses.

With its combination of location, functionality, power, parking, and owner-user appeal, this property represents a compelling opportunity for a business seeking long-term control and a highly usable industrial facility in one of Los Angeles' most active trade districts.

## Property Details

Building SF:	10,400 SF
Land SF:	15,920 SF
Year Built:	1967
Min Clear Height:	15'
Loading:	2 Ground Level Doors
Power:	400a, 120-240v, 1p / 400a, 120-240v, 3p (verify)
# Parking:	18
Zoning:	[LF1-WH1-6][I1-N]
APN:	5132-017-031
Sale Price:	\$2,700,000 (\$259.61/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 must verify all information.

## Property Highlights

- Excellent owner-user purchase opportunity in the heart of the Downtown LA Fashion District
- Highly functional industrial building with 15' minimum clear height
- Clean office and showroom area suitable for administrative, sales, or design use
- Heavy electrical power ideal for a wide range of manufacturing uses
- Secure fenced and gated front & rear yard for parking, loading, or outdoor storage
- Sprinklered building for added safety and functionality
- Excellent freeway access with close proximity to major Downtown LA transportation routes
- Ideal for apparel, wholesale distribution, e-commerce fulfillment, light manufacturing, printing, embroidery, textile supply, and import/export businesses

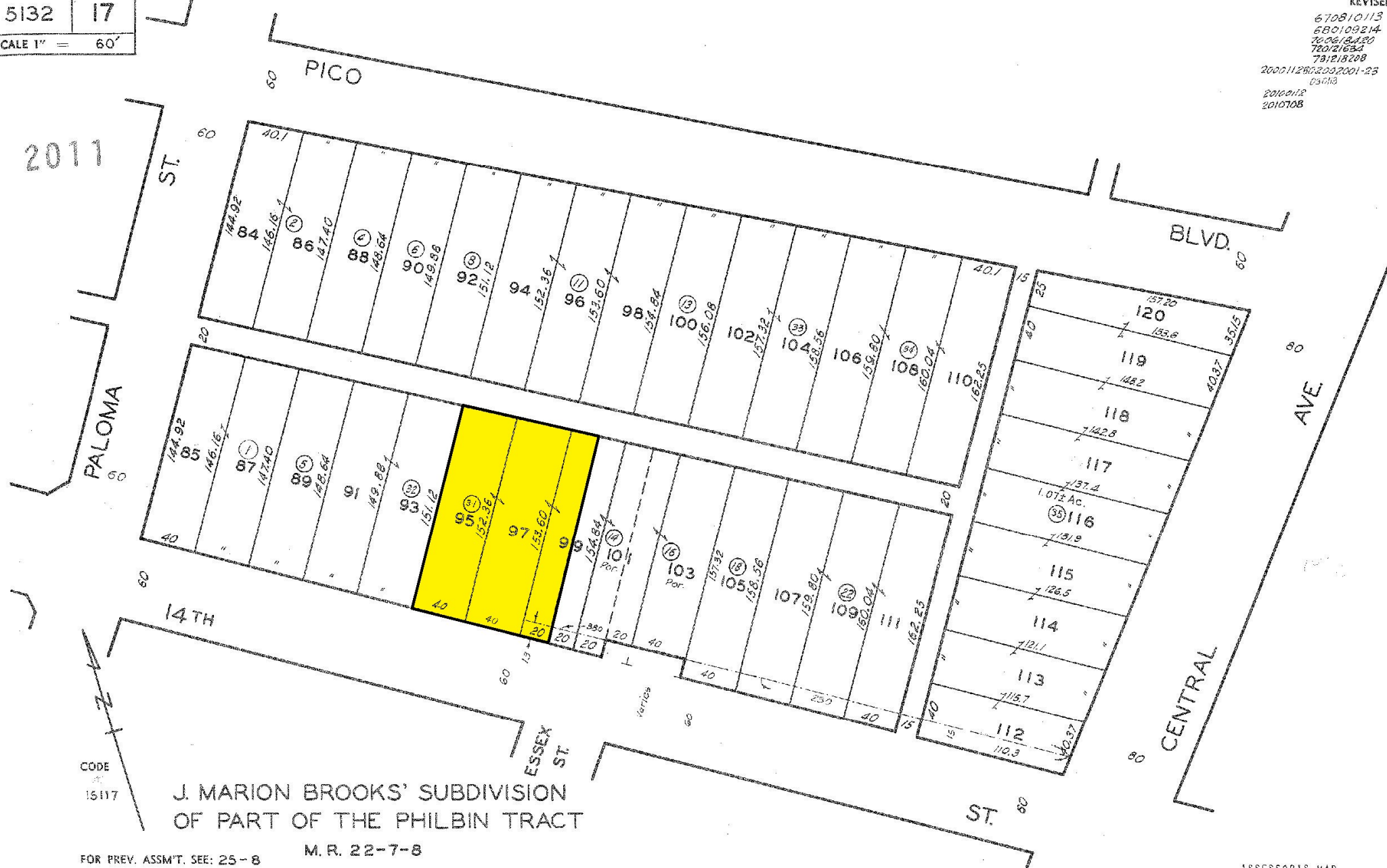
# FOR SALE | ±10,400 SF INDUSTRIAL BUILDING

# 1125 E 14<sup>TH</sup> ST

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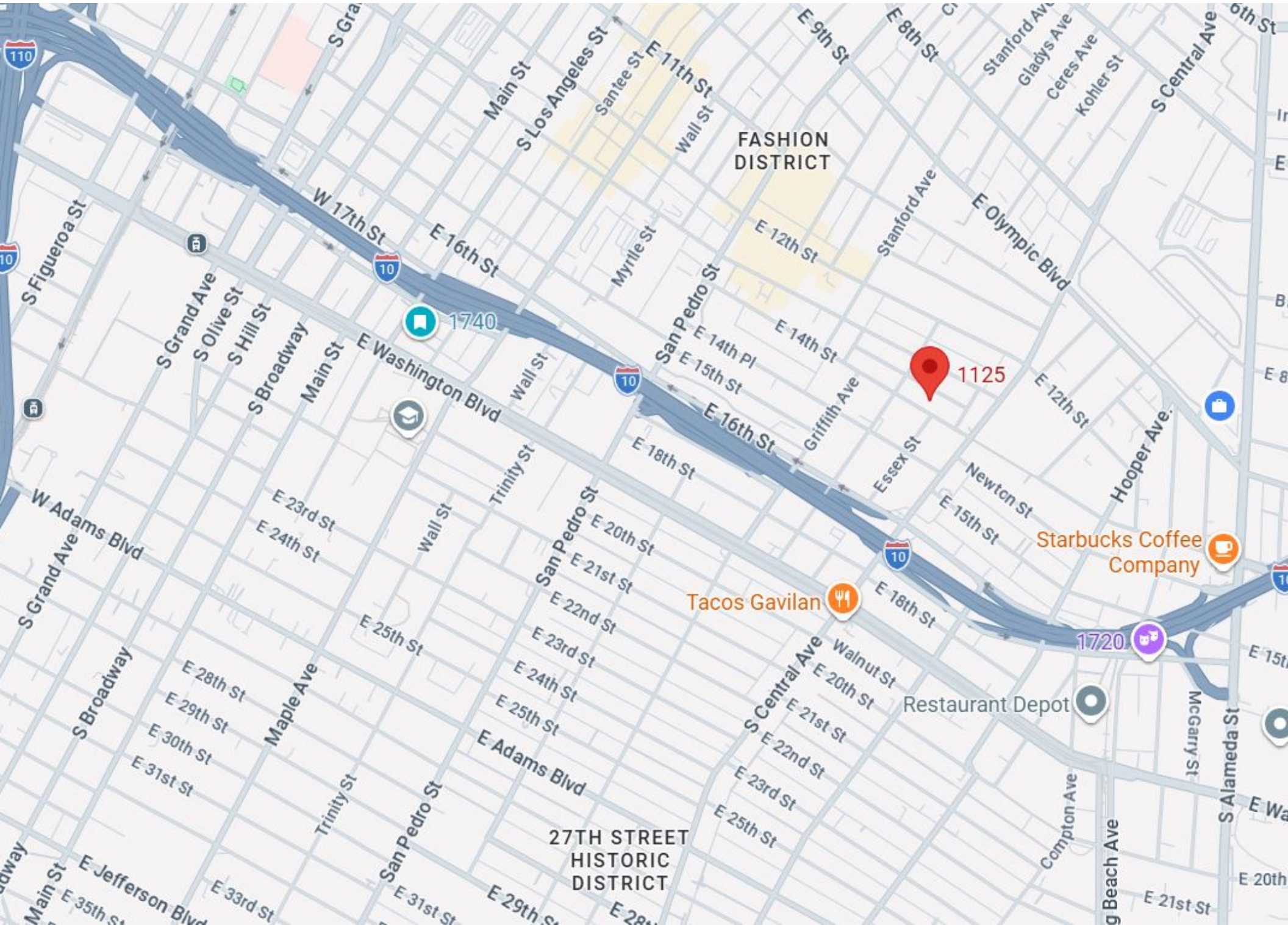
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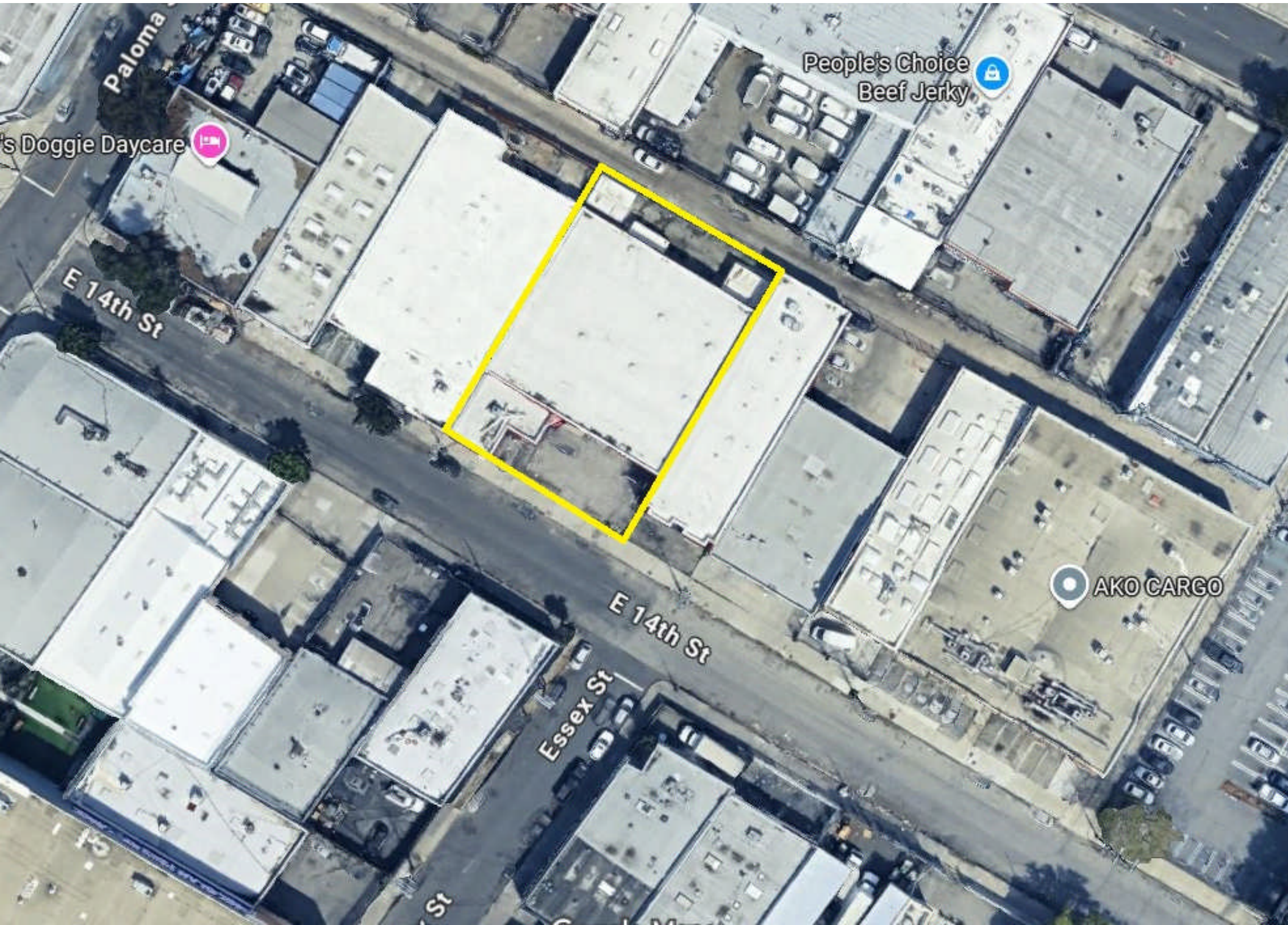
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FOR PREV. ASSMT. SEE: 25-8

M. R. 22-7-8

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.





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