

FOR SALE / LEASE

1120 E 14TH PL, LOS ANGELES, CA 90021

±7,644 SF INDUSTRIAL BUILDING
IN DOWNTOWN LA FASHION DISTRICT



For more information, please contact:

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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:	7,644 SF	Land SF:	9,435 SF
Year Built:	1968	Construction:	Concrete Block
Clear Height:	16'	Parking:	8
Loading:	1 GL (10'X13')	Power:	600 A, 480 V, 3 Ph
Zoning:	[LF1-WH1-6][I1-N]	APN:	5132-024-035
Sale Price:	\$1,690,000 (\$221.09/SF)		
Lease Rate:	\$6,420/month (\$0.84/SF) Gross		

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

- Manufacturing/warehouse facility located in the Downtown LA Fashion District
- 16' clear height warehouse area
- Ground-level loading for efficient shipping and receiving
- Secure fenced and gated parking for approximately 8 cars
- Just 2 blocks north of the 10 Freeway
- Excellent access to freeway on/off ramps
- Located within an Opportunity Zone
- Heavy electrical power: 600 amps, 480 volts, 3-phase power
- Ideal for manufacturing, warehousing, apparel, wholesale, distribution, or showroom-related uses

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SCALE 1" = 60'

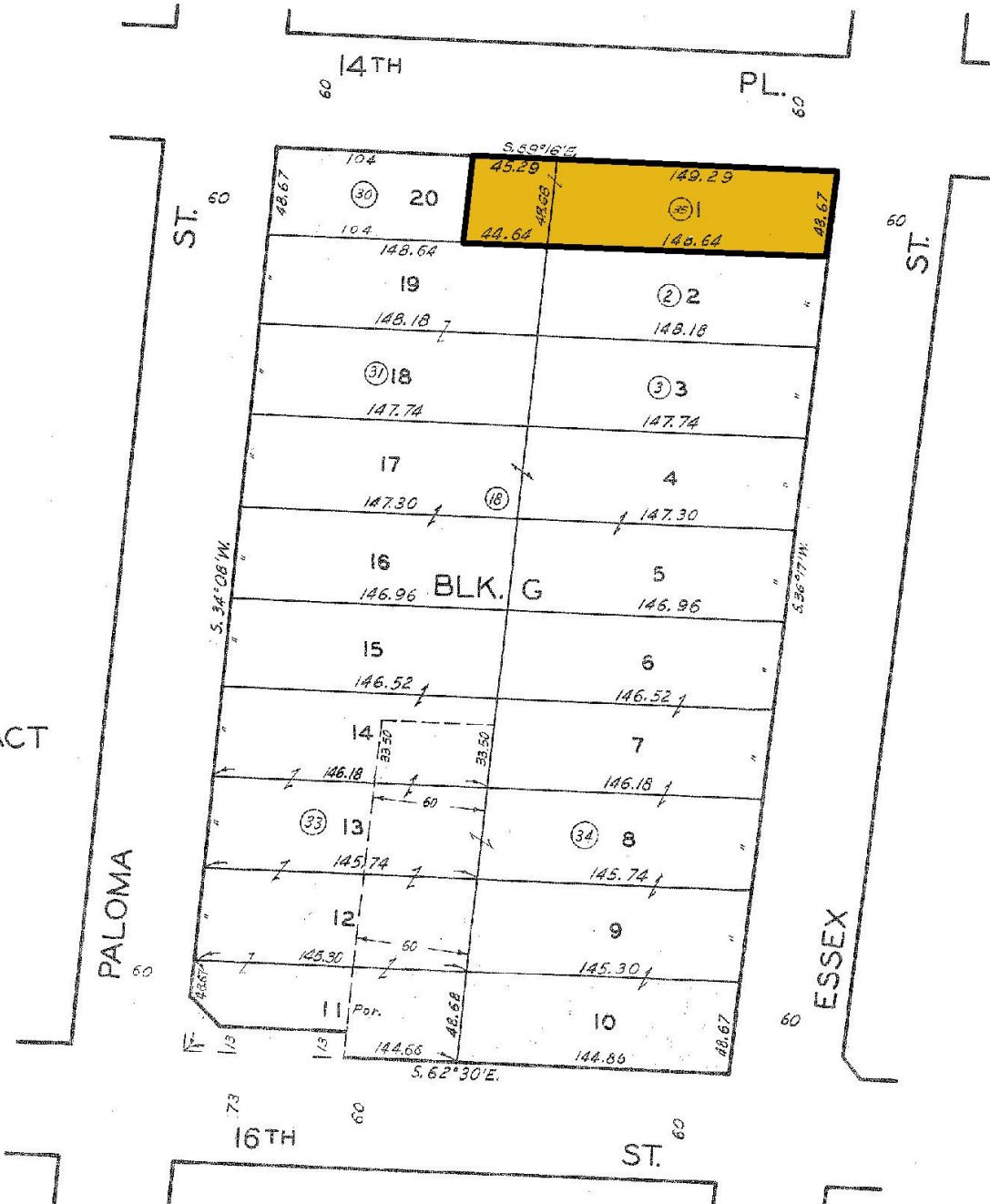
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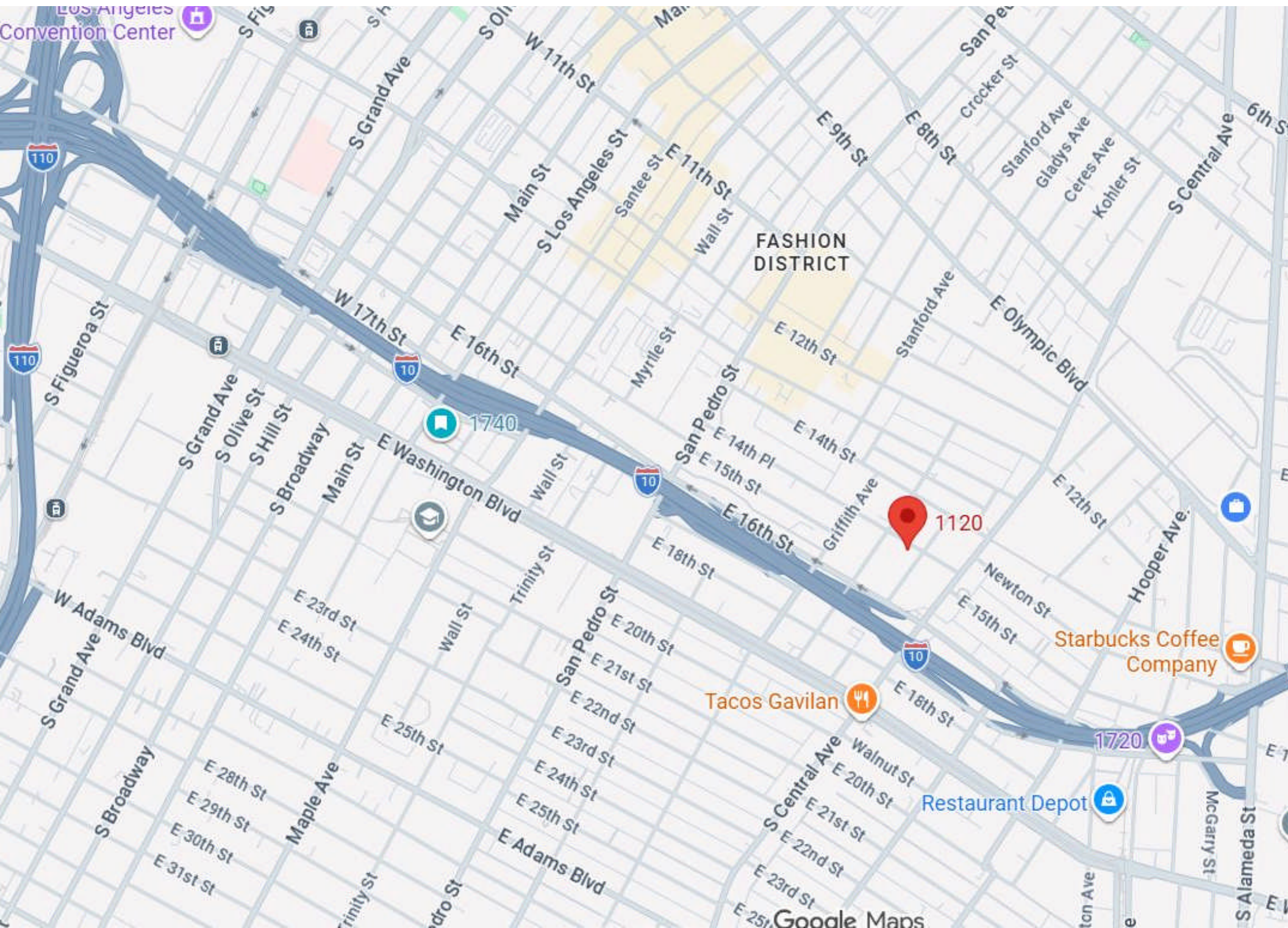
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FOR PREV. ASSM'T. SEE: 25-36



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