

FOR SALE OR LEASE

# 1520

N Ditman Ave



# Highlights



Affordable, Clean Warehouse Space



Prime East LA Location



Minutes from USC Health Sciences Campus & Cal State LA



Convenient Drive-In Capability



Dock-High Loading for Easy Operations

# Specifications



TOTAL BUILDING  
±33,090 SF



LAND  
±38,831 SF (±0.89 AC)



OFFICE  
±400 SF



YEAR BUILT  
1970



POWER  
400 AMPS / 480 V



CLEAR HEIGHT  
16' - 22'



LOADING  
1 DH / 2 GL



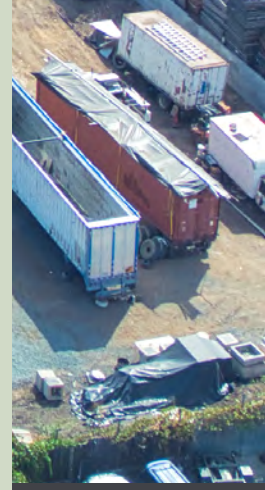
CONSTRUCTION  
Metal



PARKING  
Approx. 30 street parking  
spaces specific to the  
property, but not owned



ZONING  
LCM2 - GZ



# Parcel Map

007

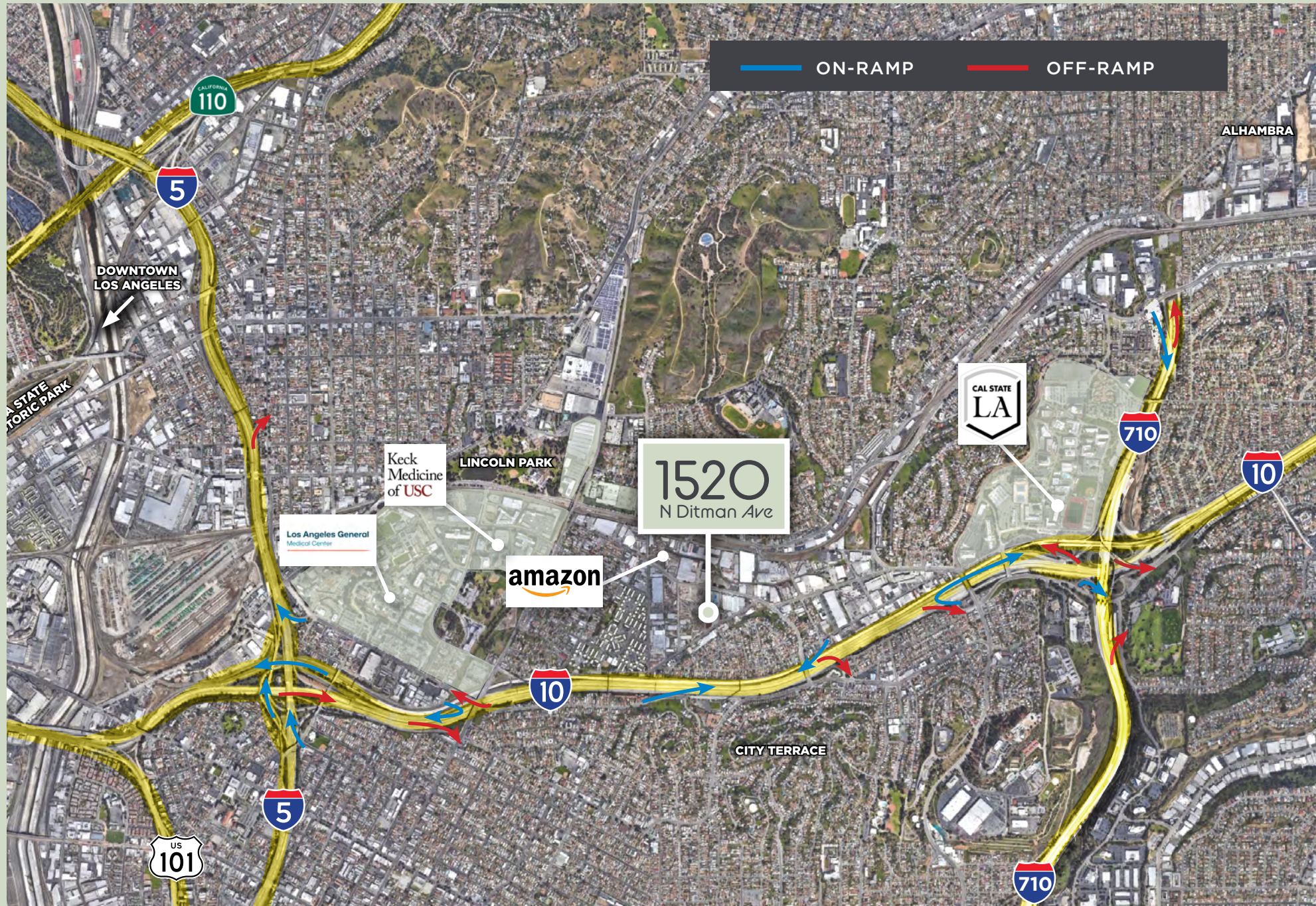


CODE  
4388





# Strategic Location Between USC Medical Center and Cal State LA



# Immediate Access to Dense Population

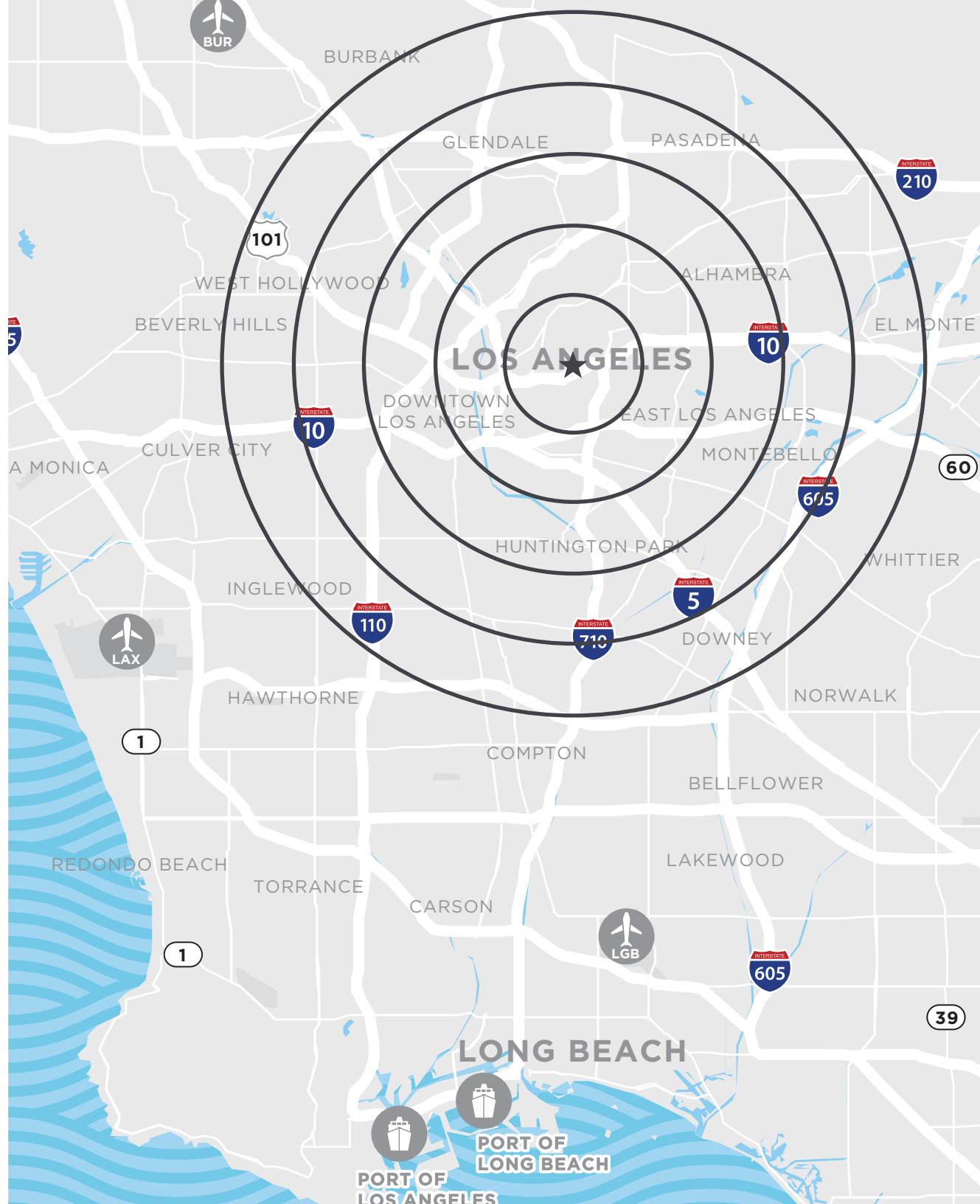


## POPULATION

**124,914**   **735,725**   **3,074,655**  
2 MILES   5 MILES   10 MILES

## DRIVING DISTANCES FROM PROPERTY

CHINATOWN:	3 MILES
DOWNTOWN:	4 MILES
HIGHLAND PARK:	5 MILES
PASADENA:	5 MILES
KOREATOWN:	7 MILES
WEST HOLLYWOOD:	12 MILES



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