

FOR SALE

1354 E WASHINGTON BLVD, LOS ANGELES, CA 90021

±12,100 SF INDUSTRIAL BUILDING IN DTLA



For more information, please contact:

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PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

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

Executive Summary

1354 E Washington Boulevard presents an excellent owner-user or investment opportunity in a strategic Downtown Los Angeles industrial location near the Fashion District. The property consists of an approximately **12,100-square-foot industrial building situated on 19,389 square feet of land**, offering a favorable building-to-land ratio and approximately **12 secured parking spaces**.

The beautifully refurbished facility features a high-quality interior buildout with deluxe offices, showrooms, meeting rooms, and a dedicated design room. Its clean and functional warehouse area includes a foil-insulated ceiling and three dock-high loading positions, supporting efficient shipping, receiving, storage, distribution, apparel, and light industrial operations. A fenced and gated parking area with automatic gate access provides additional security and operational control.

Offered for sale at **\$3,000,000, or approximately \$247.93 per square foot**, the property provides a compelling opportunity to acquire a well-improved industrial facility with strong functionality, secure parking, and convenient access to Downtown Los Angeles' major commercial and wholesale districts.

Property Details

Building SF:	12,100 SF
Land SF:	19,389 SF
Year Built:	1958
Clear Height:	12'
# Parking:	12 (estimated)
Loading:	3 DH
Power:	100 Amps, 120 Volts, 3 Phase, 3 Wire
Zoning:	M1-2-CPIO
APN:	5129-003-034
Sale Price:	\$3,000,000 (\$247.93/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

- Excellent location near the Downtown LA Fashion District, providing convenient access to major apparel, showroom, and wholesale businesses
- Beautifully refurbished property with a clean, modern presentation — truly a must-see
- High-quality office buildout featuring deluxe offices, showrooms, meeting rooms, and a dedicated design room
- Clean and functional warehouse area with foil-insulated ceiling, ideal for storage, distribution, or light industrial use
- Loading dock for efficient shipping, receiving, and product movement
- Secure fenced and gated parking area, offering added privacy and control
- Automatic gate for convenient and controlled vehicle access

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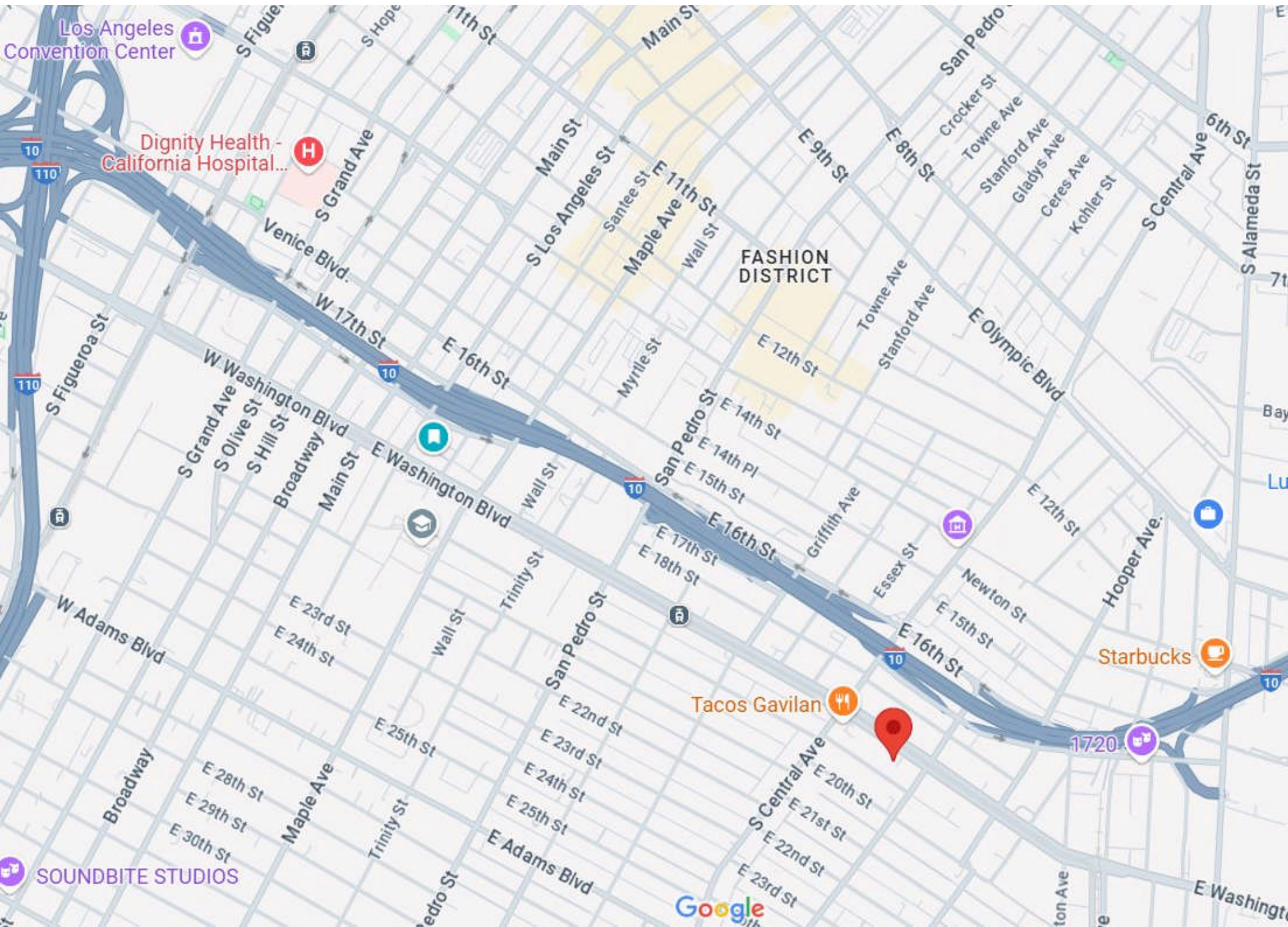


MAPPING AND GIS
SERVICES
SCALE 1" = 80'



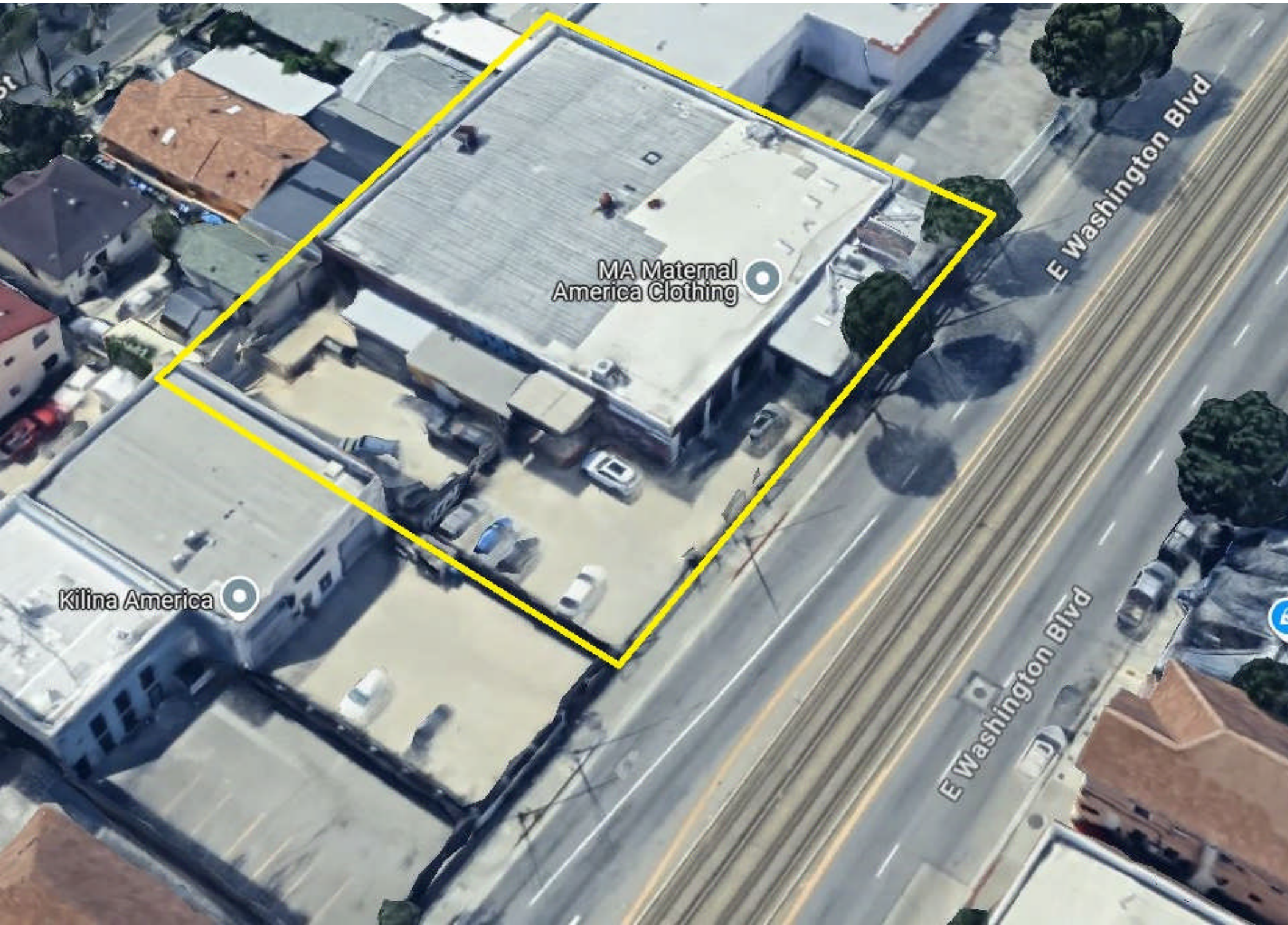
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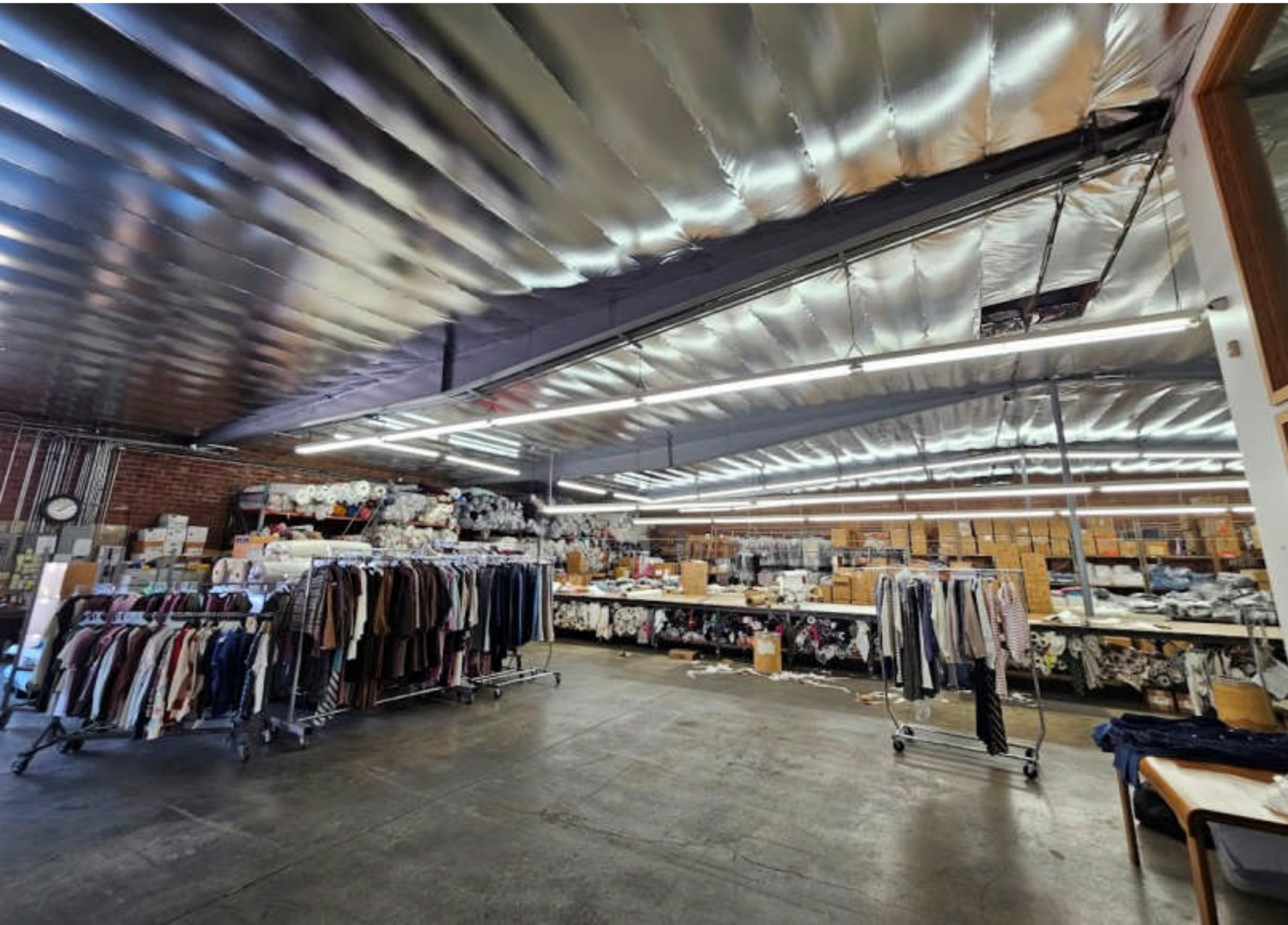
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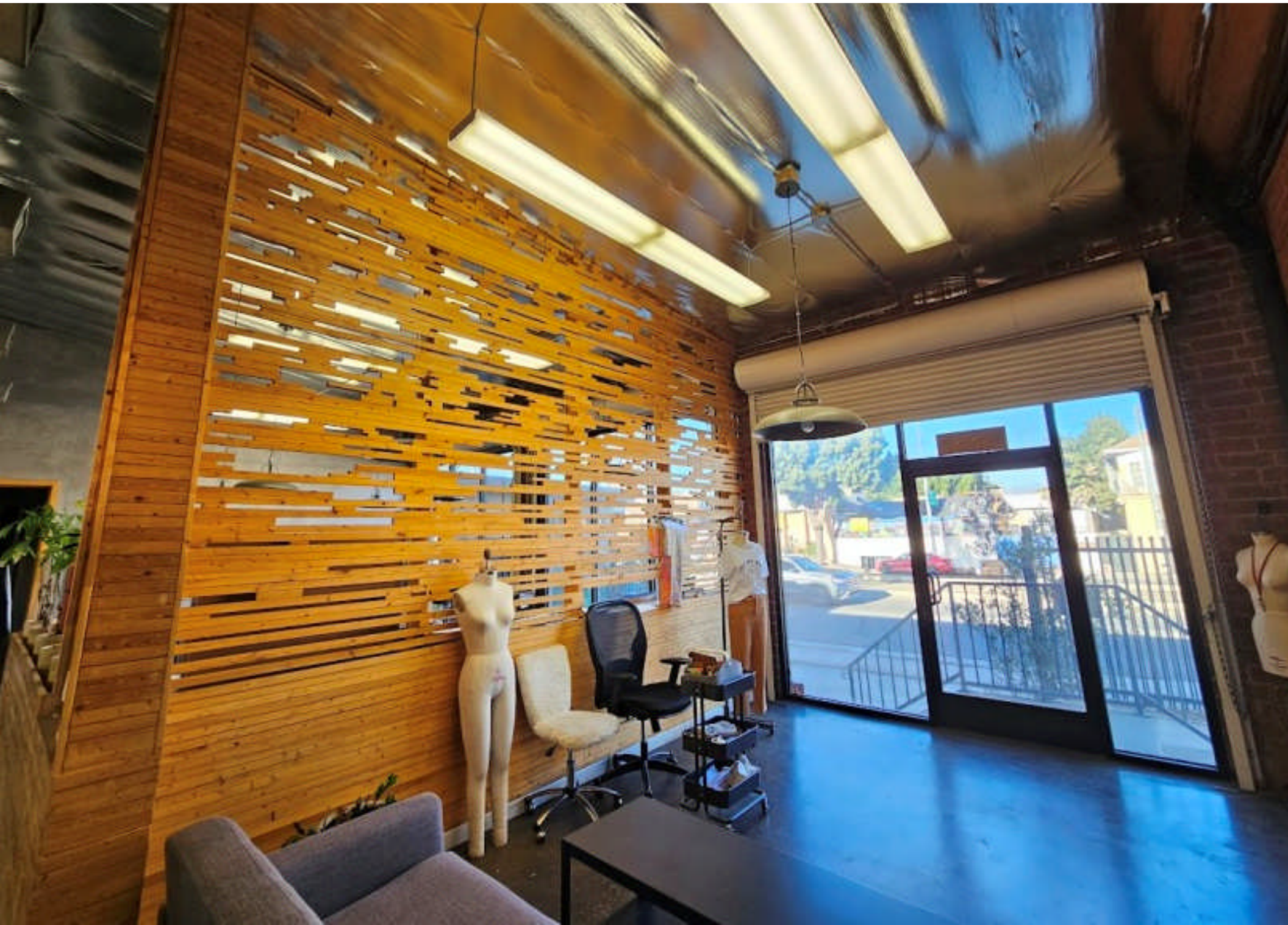
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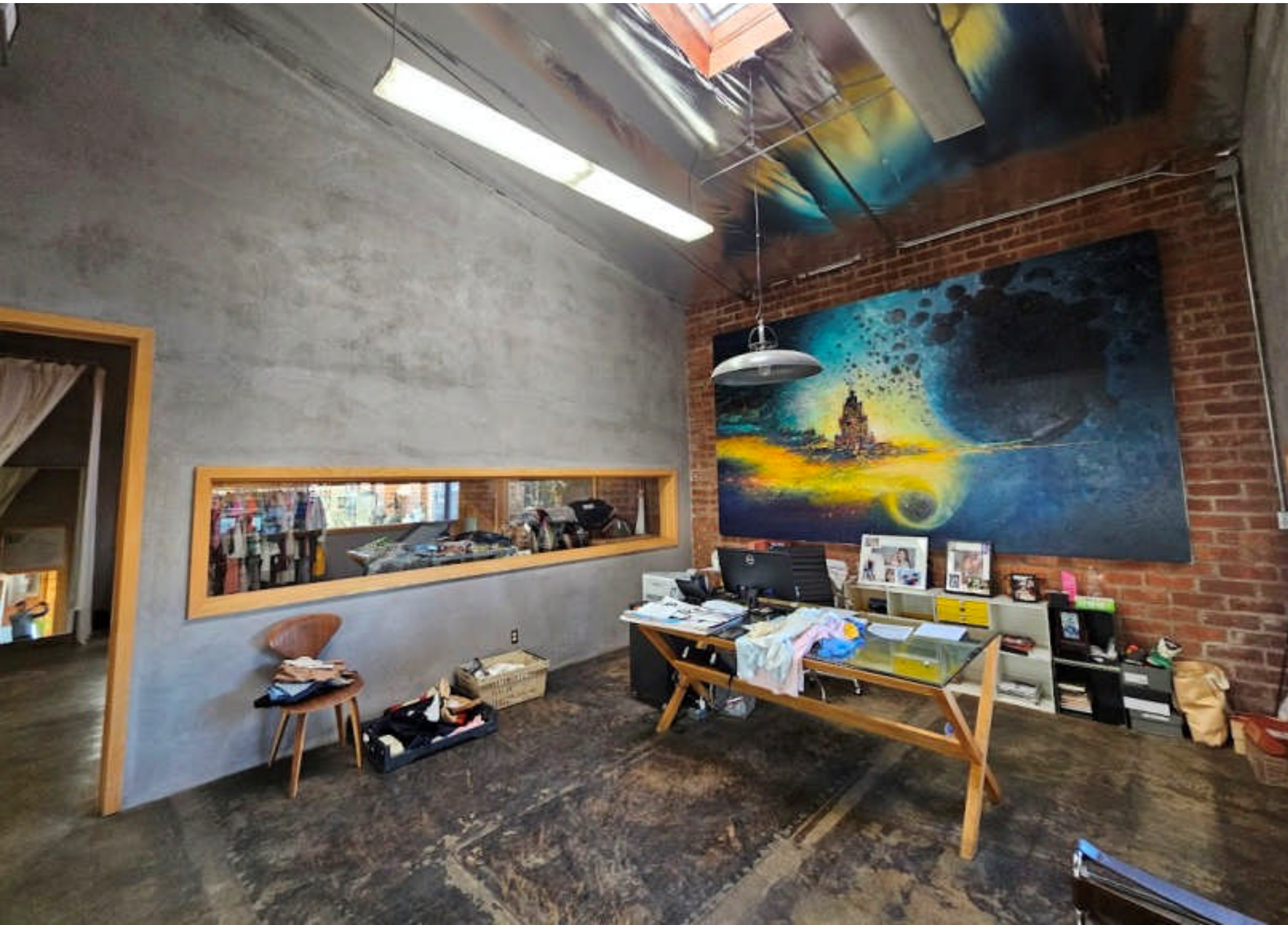
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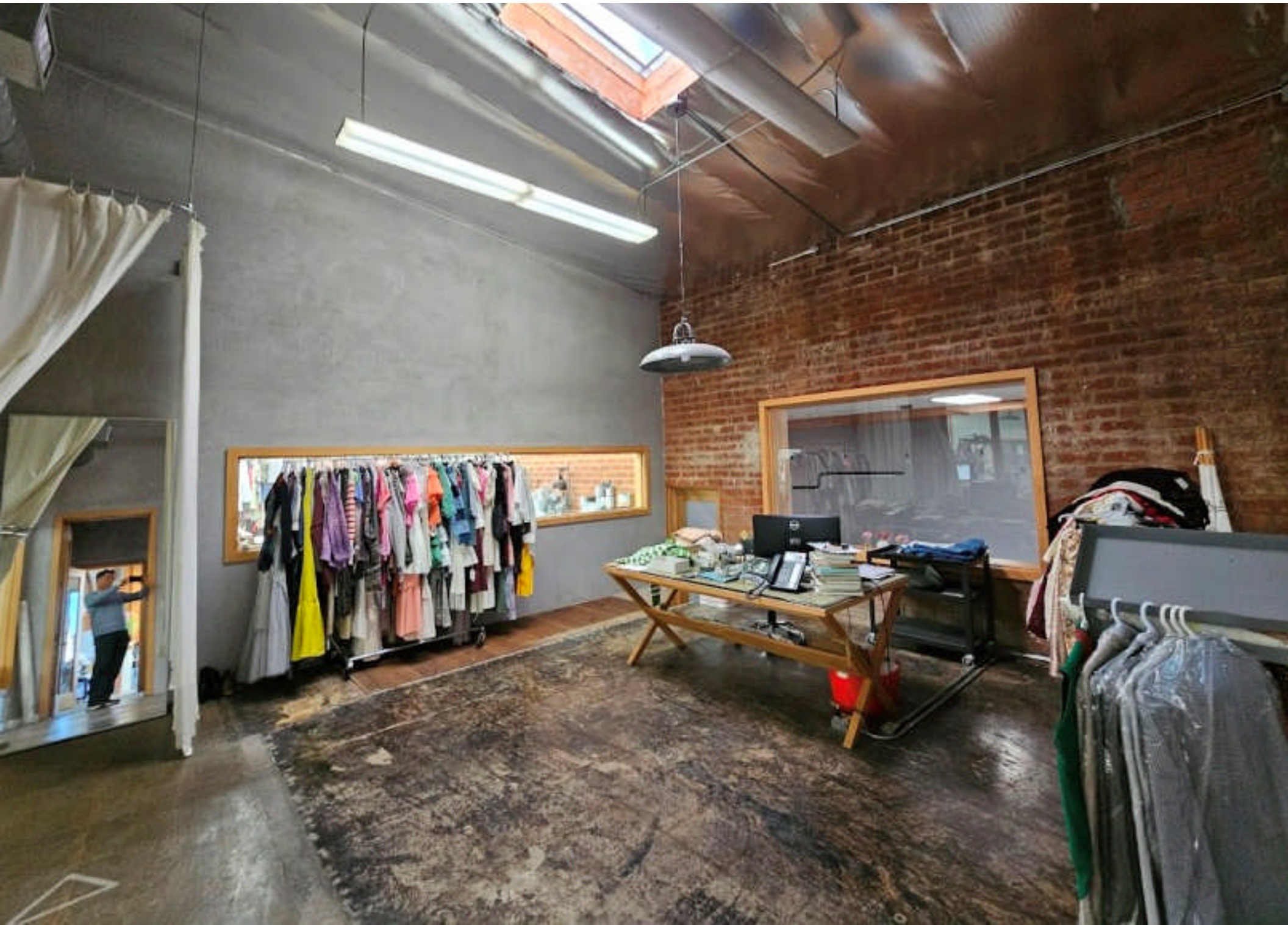
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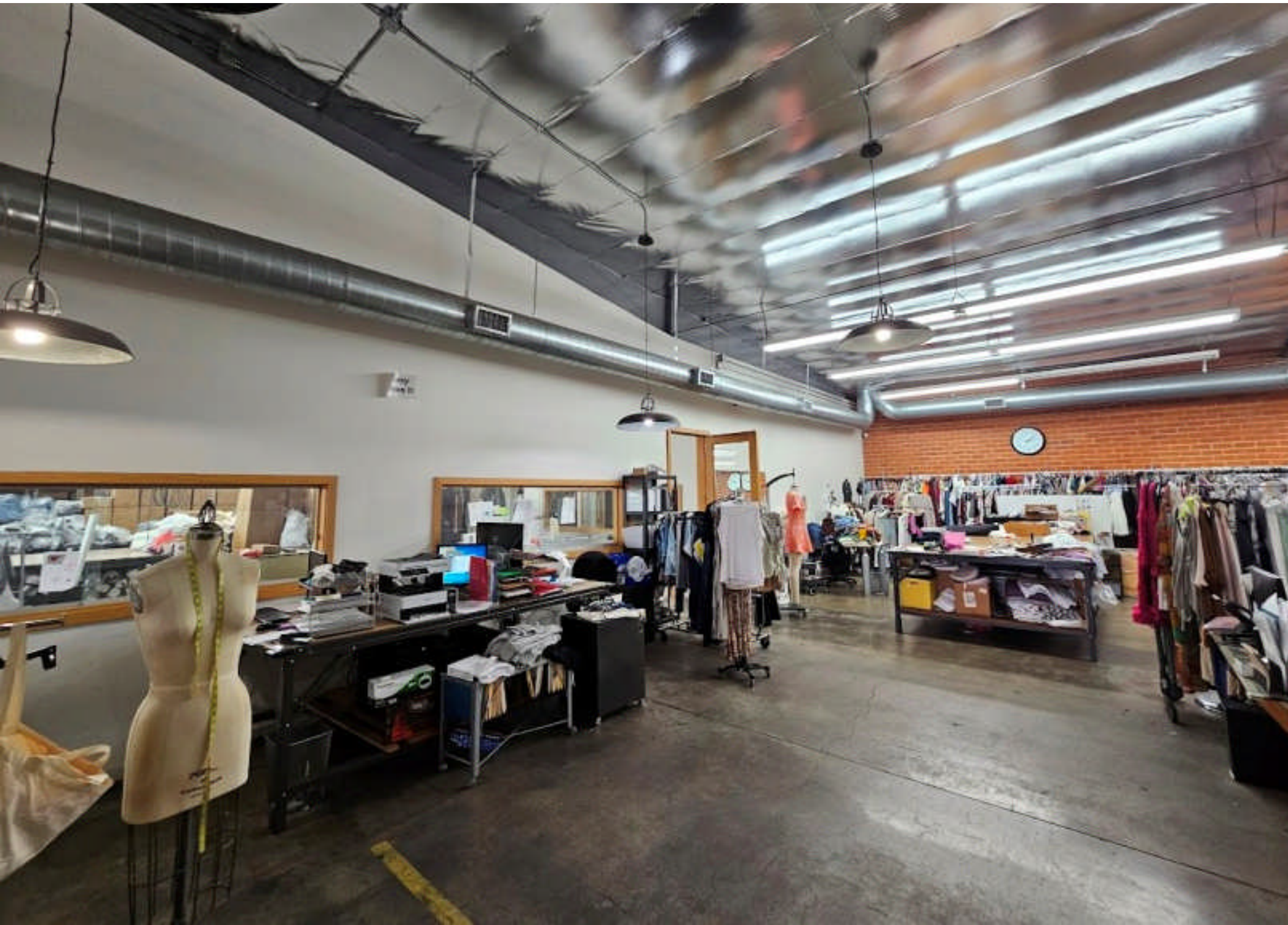
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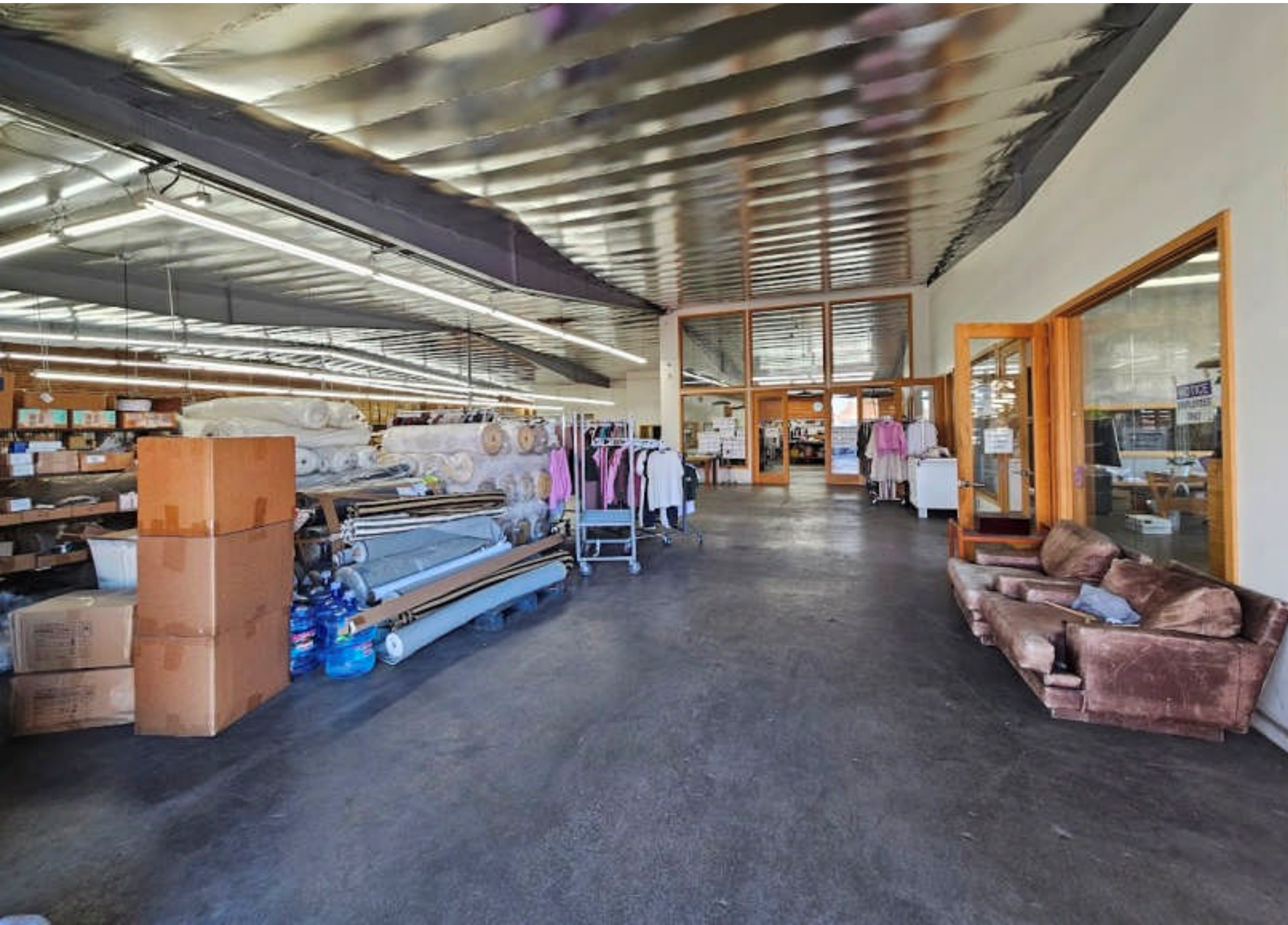
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