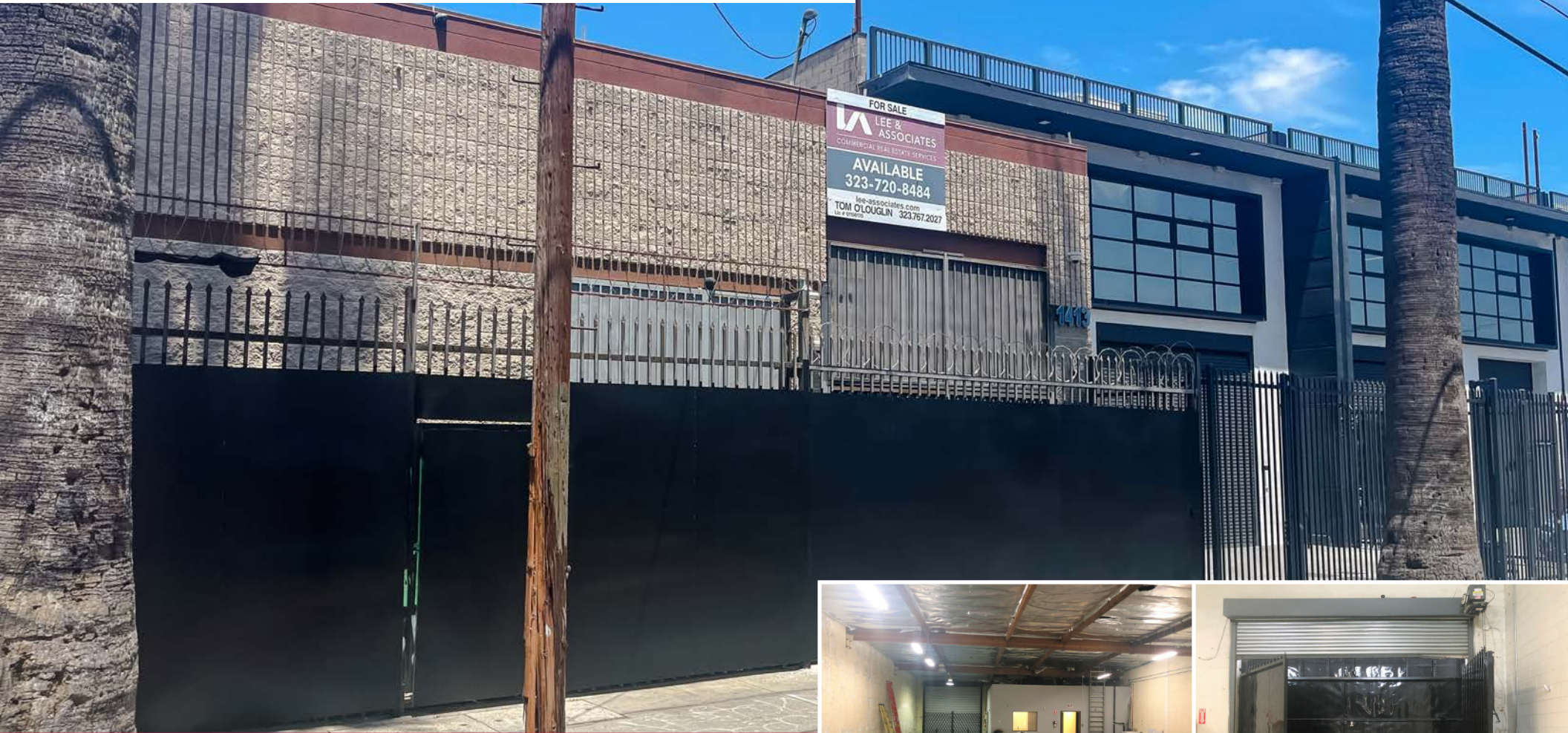


FOR SALE

**±5,480 SF
Industrial Building**

1413 E 15th St, Los Angeles, CA 90021



TOM O'LOUGHLIN

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

- **Located in Cannabis “Blue Zone”**

Vacant warehouse with great opportunity! Very clean and well maintained with 16’ front section ceiling height and 20’ rear ceiling height. Newly installed power (800 Amps, 240 volt, 3 phase) system. Extremely secured space with new security gate. 2 roll-up garage doors with additional front and rear double reinforced steel doors. Front office area with 3 ton AC. Property is located in Los Angeles Cannabis “Blue Zone”.

PROPERTY DETAILS

PROPERTY TYPE	Industrial
PROPERTY SUB-TYPE	Warehouse
BUILDING CLASS	C
POWER	800 Amps + Newly Added 400 Amp Sub / 240 Volts / 3 Phase
LOT SIZE	0.13 Acres
RENTABLE BUILDING AREA	5,480 SF
NO. OF STORIES	1
YEAR BUILT	1986
TENANCY	Single
PARKING RATIO	1.09/1,000 SF
CLEAR CEILING HEIGHT	20’
ZONING DESCRIPTION	M2
APN	5130-012-038



FOR MORE INFORMATION
PLEASE CONTACT

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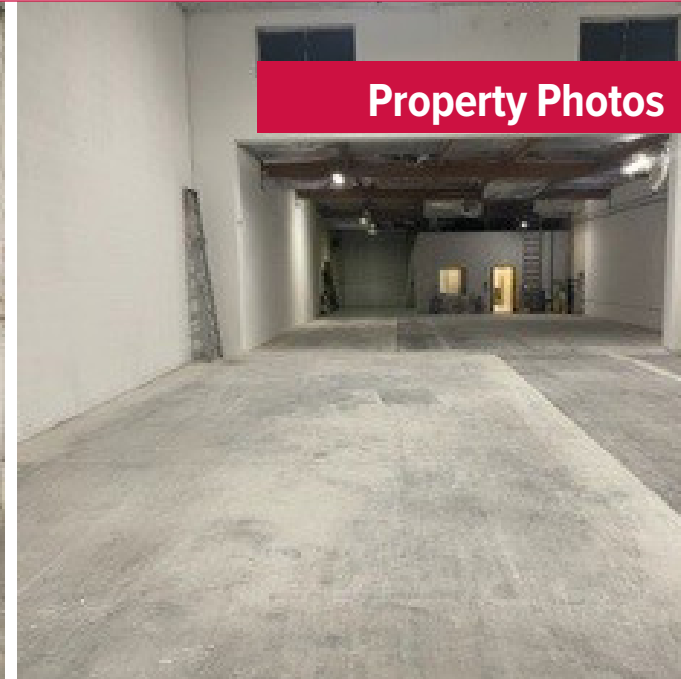
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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

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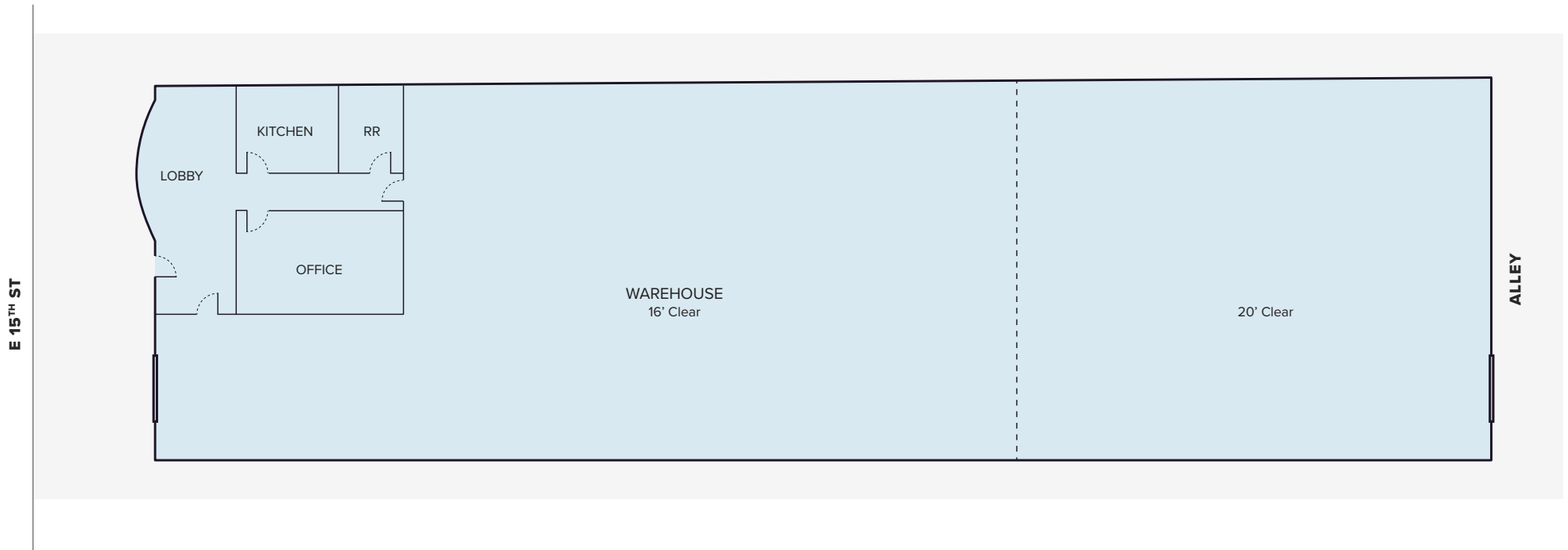
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BUILDING HIGHLIGHTS

- Refurbished Roof Recoated & Waterproof SCS Silicone Coating
- New Doors & Gates with Penetration Resistant Locks
- Enterprise Security System Throughout
- Power Upgraded 800 Amp Panel and 400 Amp Sub

Property Site Plan

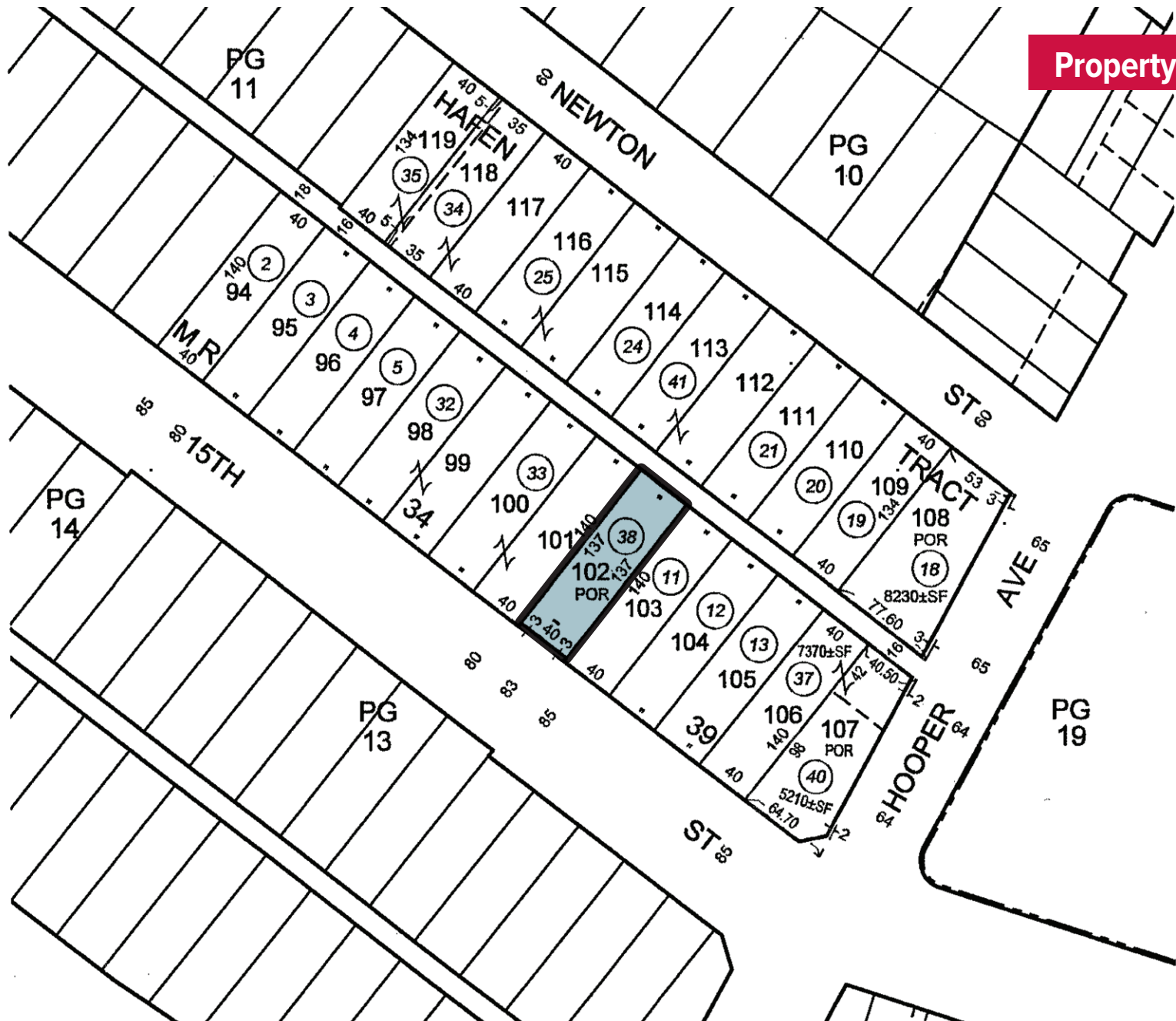


NOTE: Drawing not to scale. All measurements and sizes are approximate.

FOR SALE

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Property Parcel map



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Property Aerial



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Location Map

