

2020-2040 E 7TH PL

LOS ANGELES, CA 90021



FOR SALE

±32,548 SF Refrigerated Food Distribution Facility

EXECUTIVE SUMMARY

24' Clear Cold Storage Facility with Excess Dock-High Loading & Yard Area

2020-2040 E. 7th Place is a $\pm 32,548$ SF food distribution facility built in 2002 and designed for operators requiring an uninterrupted cold chain. This rare turnkey opportunity features $\pm 7,985$ SF of freezer/cooler space directly connected to an $\pm 8,563$ SF refrigerated dock area with 17 dock-high loading positions, providing exceptional throughput for temperature-sensitive products. The property also includes $\pm 15,624$ SF of secured, fenced yard area ideal for trailer storage, fleet parking, and outdoor storage. Its specialized cold storage infrastructure would be difficult and costly to replicate today, offering substantial value below replacement cost.

Strategic Arts District Location

Located in the heart of the Arts District, adjacent to Warner Music Group and Soho House, the property sits less than ± 0.5 miles from the LA Produce Market and offers convenient access to the region's major freeway network. The location supports both last-mile and regional distribution while benefiting from one of Los Angeles' fastest-growing neighborhoods. As the Arts District continues its transformation into a premier mixed-use destination featuring creative office, retail, hospitality, and residential development, the property offers significant long-term land value and redevelopment potential.



HIGHLIGHTS



Refrigerated Food Distribution Facility



±7,985 SF of Existing Cold Storage (±7,178 SF Coolers / ±807 SF Freezer)



Refrigerated Dock with 17 Loading Positions with Dock Seals



Dual Street Frontage for Efficient Truck Access & Circulation



±15,624 SF Additional Fenced Yard for Parking, Storage & Trailer Staging



Prime Arts District Location next to Warner Music Group, Bestia, Maru Coffee, & Soho House



Located Four Blocks from LA Produce Market



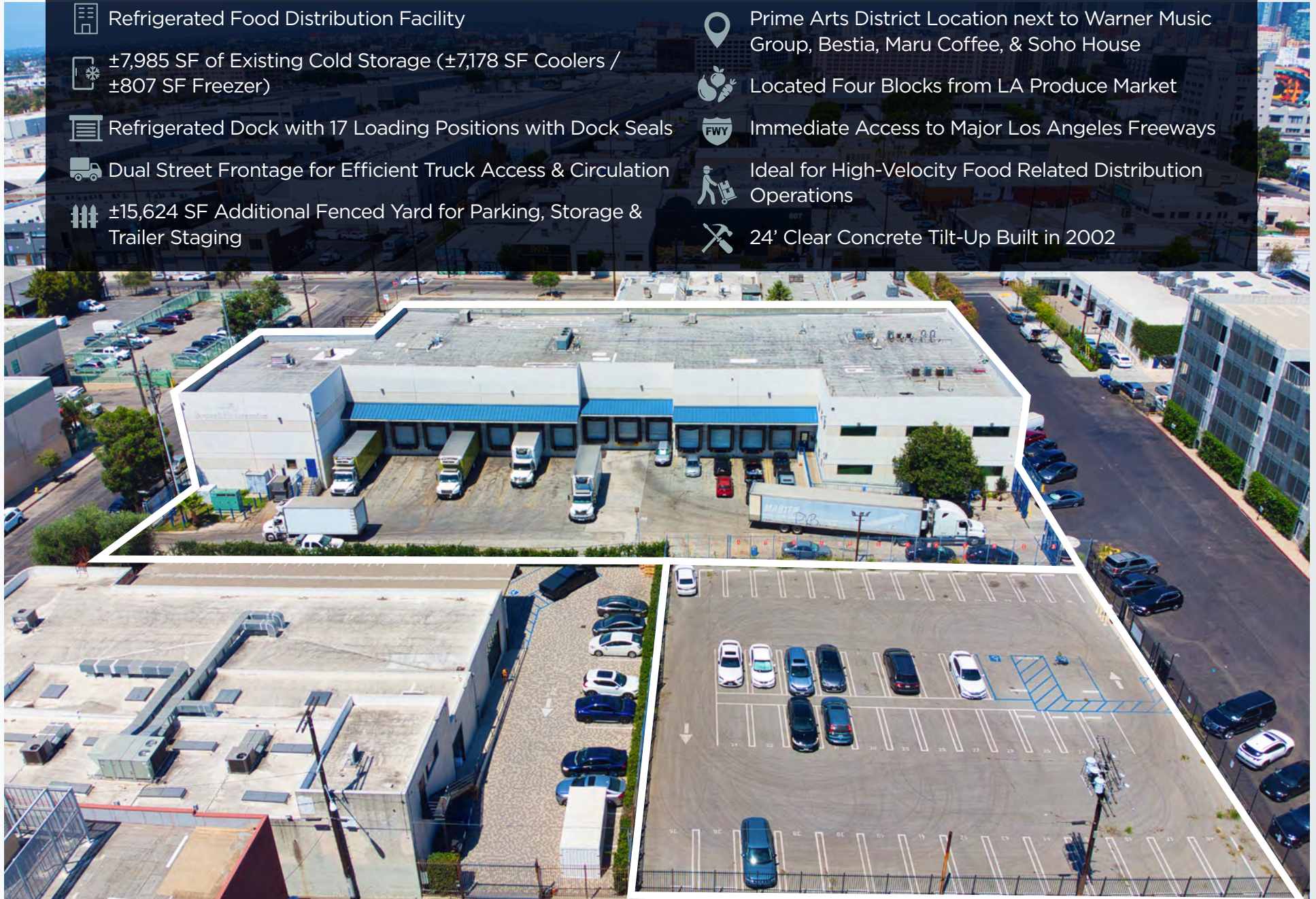
Immediate Access to Major Los Angeles Freeways



Ideal for High-Velocity Food Related Distribution Operations



24' Clear Concrete Tilt-Up Built in 2002



SPECIFICATIONS

ADDRESS	2020-2040 E 7th Pl Los Angeles, CA 90021	CLEAR HEIGHT	Minimum ±24' Clear	LOADING	17 DH / 1 GL Ramp
TOTAL BUILDING	±32,548 SF	EXISTING COLD STORAGE	Coolers: ±7,178 SF (±36° - ±70°F) Freezer: ±807 SF (±0°F) Refrigerated Dock: ±8,563 SF (±65°F) Total: ±16,548 SF	POWER	1200 AMPs; 480/277 Volts, 3 Phase; 4 Wire
LAND SIZE	2020: ±50,305 SF 2040: ±15,624 SF Total: ±65,929 SF (±1.51 AC)	BOXES	Seven (7) Rooms with Temperatures Ranging from ±0°F - ±70°F	CONSTRUCTION TYPE	Concrete Tilt-Up
APN	5166-014-012, 5166-014-001	OFFICE AREA	±10,594 SF (±5,800 SF Mezzanine)	ZONING	[MB1-CDF1-5][IX4-FA][CPIO]
YEAR BUILT	2002			PARKING	±75 Spaces
				YARD	Two (2) Private Gated Areas



PREMIER COLD STORAGE OPPORTUNITY

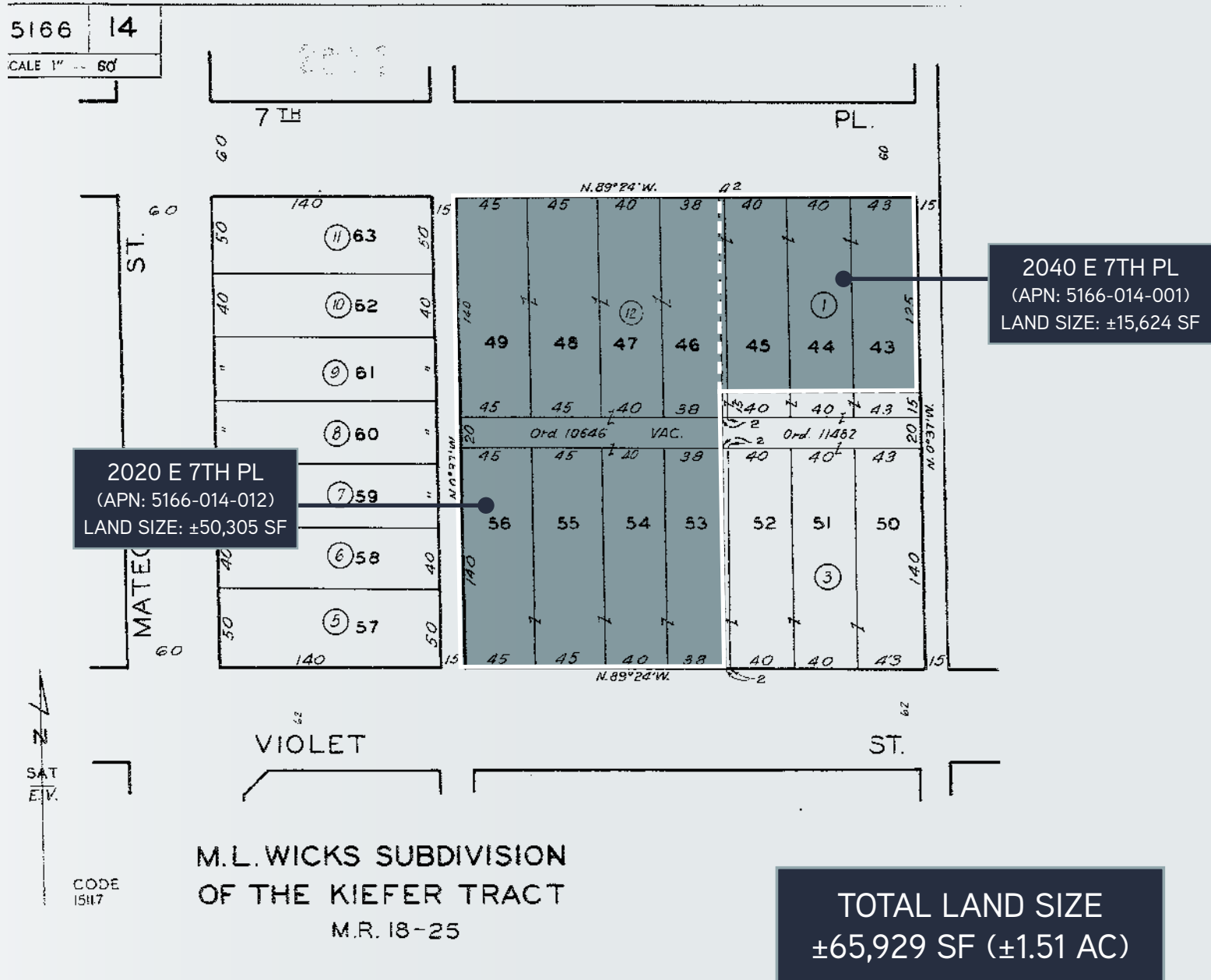
NOTE: The roof and existing cold storage systems/equipment are original and have exceeded their useful life. Buyer must verify and factor this expense into the overall cost to purchase the property.

STRATEGICALLY POSITIONED



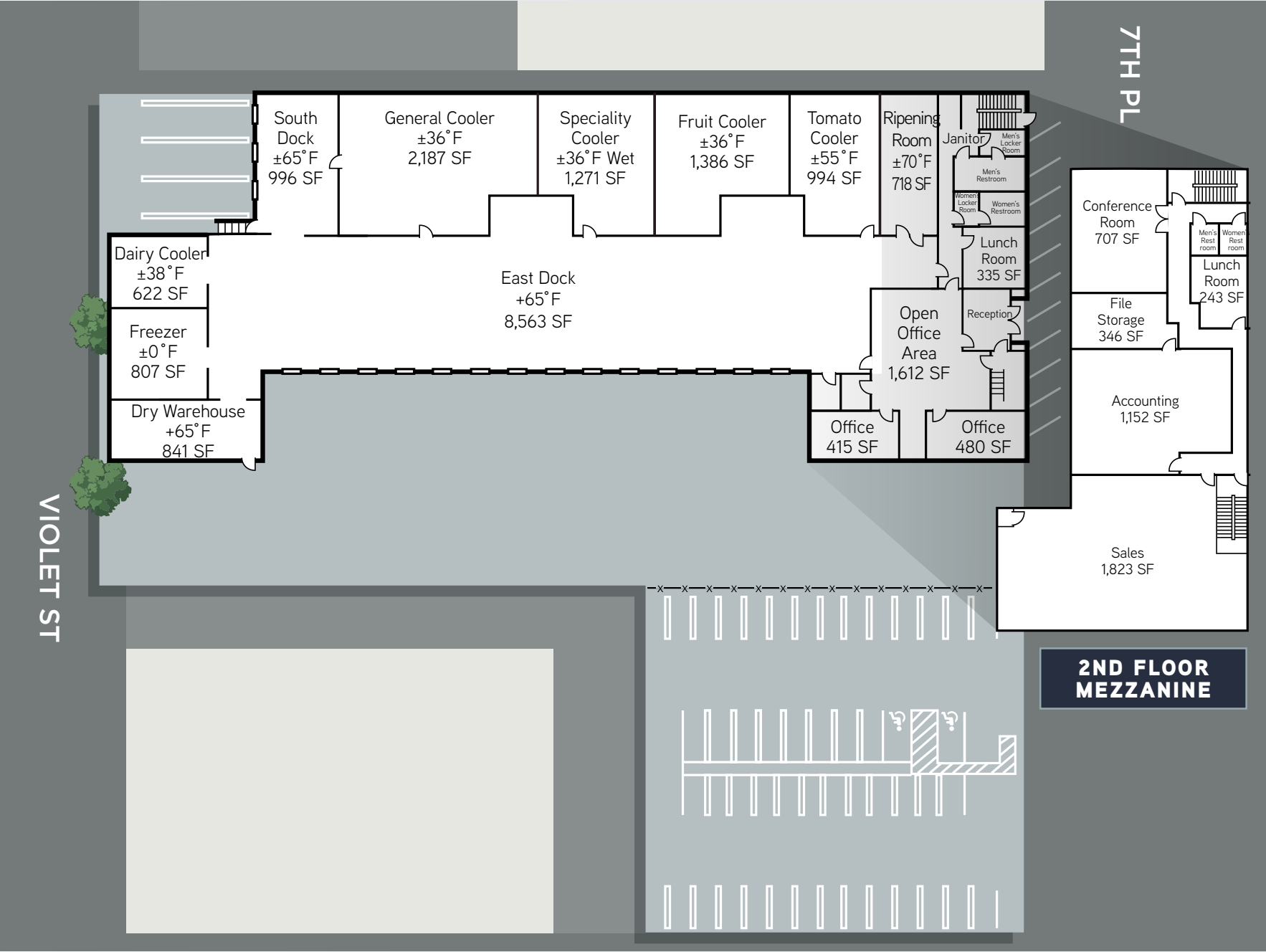
CENTRAL INFILL LOCATION

PARCEL MAP



* NOT TO SCALE AND APPROXIMATE - FOR DISCUSSION PURPOSES ONLY

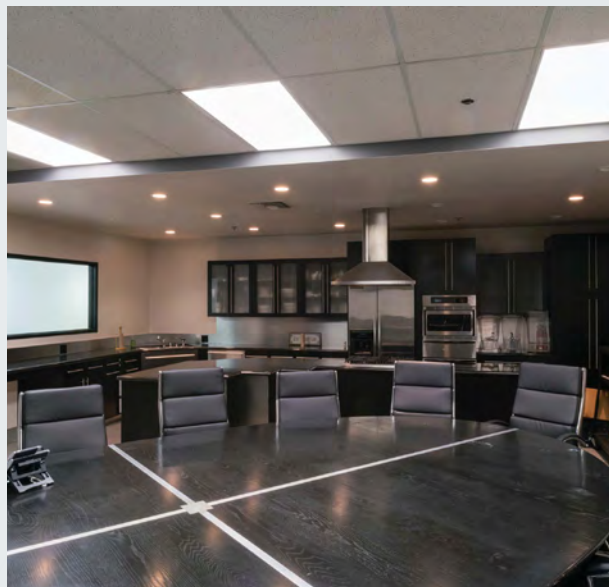
SITE PLAN



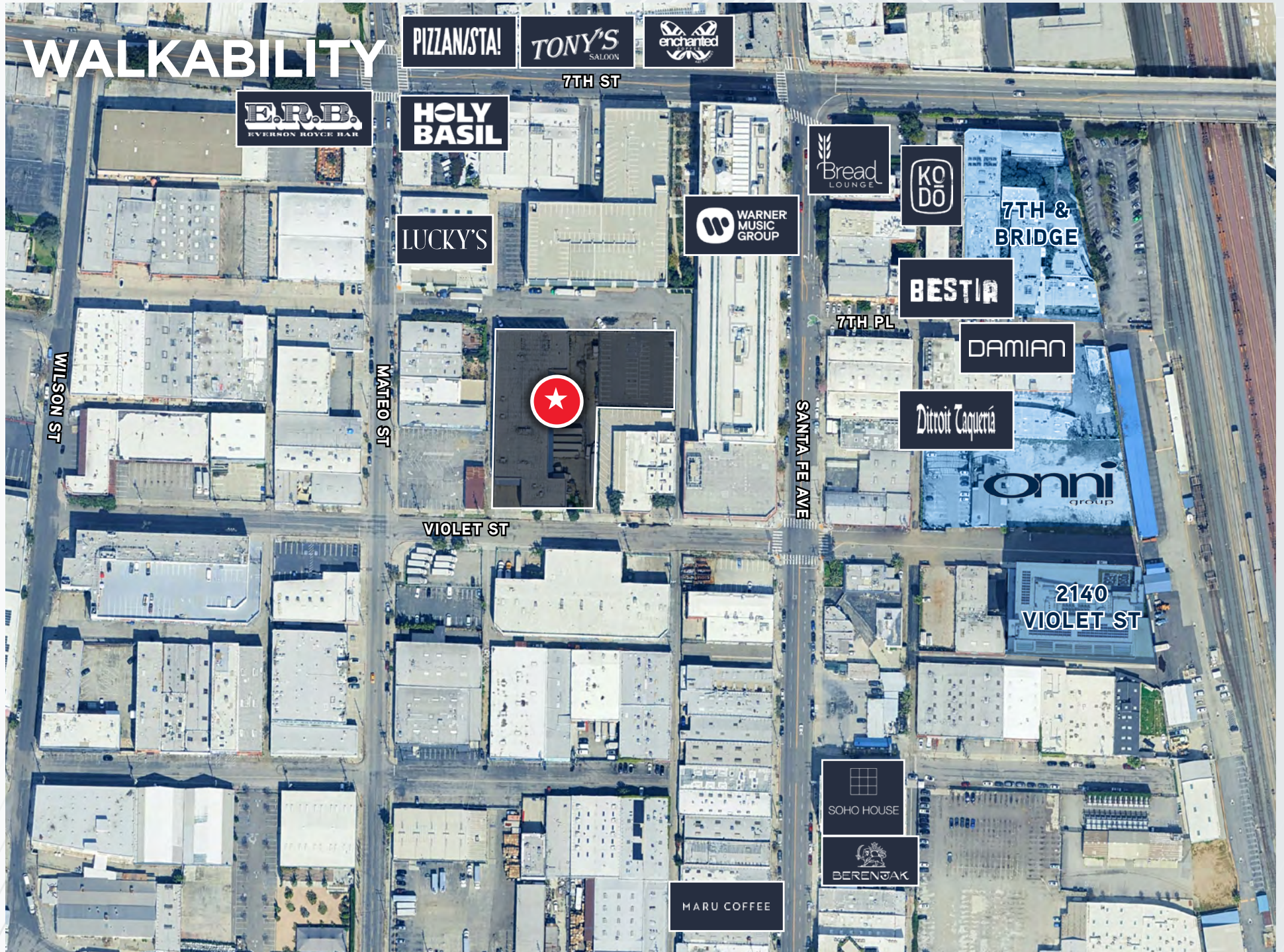
* NOT TO SCALE AND APPROXIMATE - FOR DISCUSSION PURPOSES ONLY



Interior Photos



WALKABILITY



PIZZAN/STA!

TONY'S
SALOON

enchanted

7TH ST

E.R.B.
EVERTON ROYCE BAR

HOLY
BASIL

LUCKY'S

WARNER
MUSIC
GROUP

Bread
LOUNGE

KO
DO

7TH &
BRIDGE

BESTIA

DAMIAN

Detroit Taqueria

onni
group

2140
VIOLET ST

VIOLET ST

SANTA FE AVE

7TH PL

WILSON ST

MATEO ST

SOHO HOUSE

BEREN
OAK

MARU COFFEE

ACCESSIBILITY

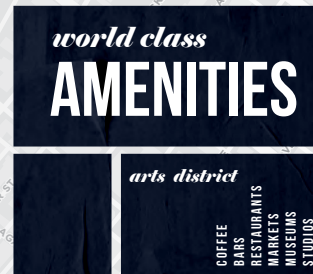
±0.5 MILES TO MAJOR FREEWAYS



LOCAL AMENITIES

THE ARTS DISTRICT was historically populated by various industrial users – manufacturers and distributors, who warehoused goods ranging from frozen fish to toys. Over time, the multi-story industrial buildings deemed antiquated and functionally obsolete naturally transitioned to lofts and studios as artists and craftsmen began occupying these spaces.

In the past decade or so, the Arts District went through a total metamorphosis with major residential, creative office and retail developments. Although the landscape of the Arts District changed dramatically, the intention of the developers and the local community to keep the integrity, character, culture and aesthetics intact for the most unique part of Los Angeles has been achieved.



REGIONAL MAP

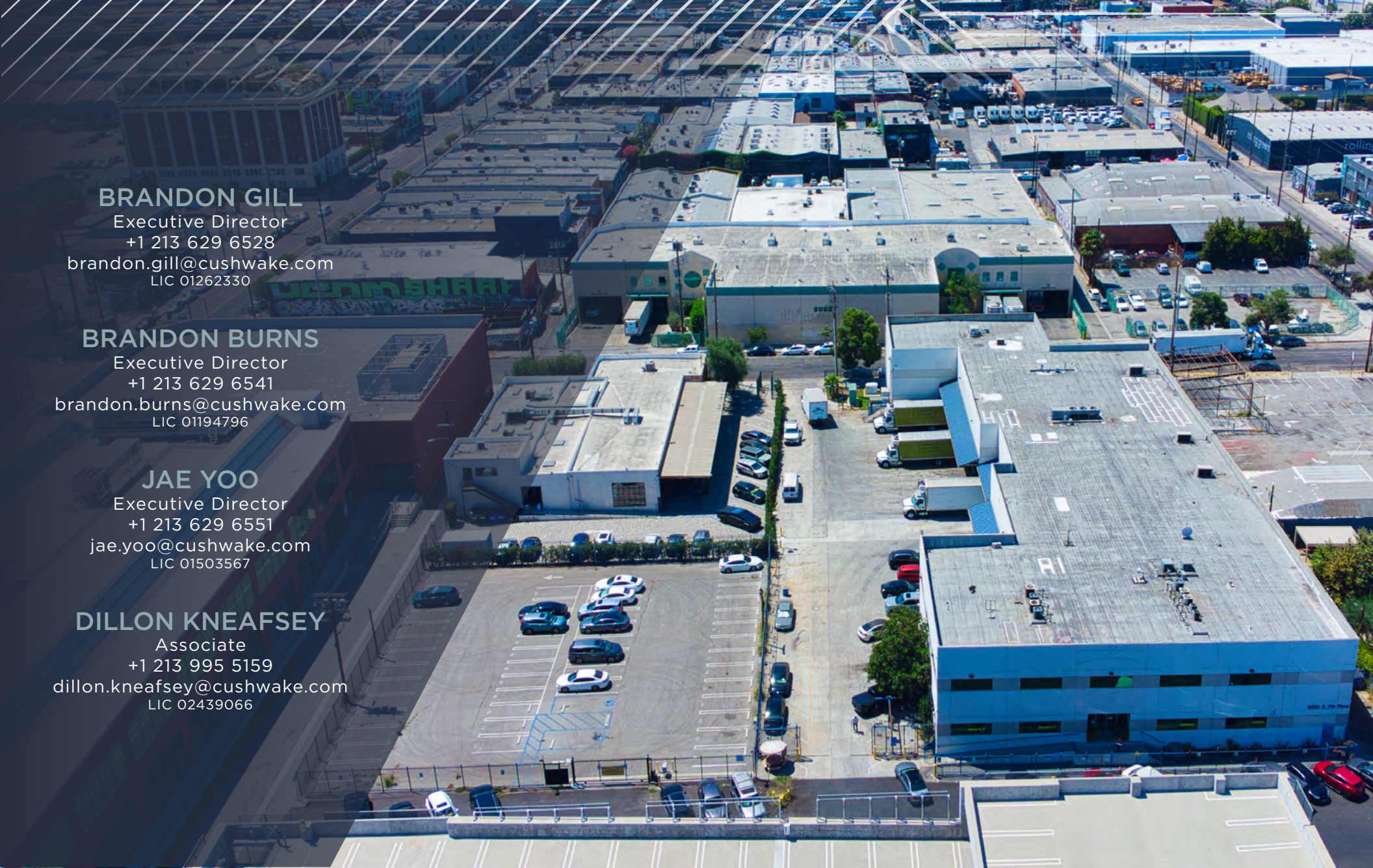


DRIVING DISTANCE

8 Mi	Hollywood
13 Mi	Beverly Hills
13 Mi	Pasadena
14 Mi	Burbank
16 Mi	LAX
17 Mi	Santa Monica
20 Mi	El Segundo
21 Mi	Torrance
26 Mi	Ports

WITHIN 10 MILES...

-  **3,430,580** Population
-  **\$101,928** Avg Household Income
-  **27%** Bachelor's Degree or Higher



BRANDON GILL

Executive Director

+1 213 629 6528

brandon.gill@cushwake.com

LIC 01262330

BRANDON BURNS

Executive Director

+1 213 629 6541

brandon.burns@cushwake.com

LIC 01194796

JAE YOO

Executive Director

+1 213 629 6551

jae.yoo@cushwake.com

LIC 01503567

DILLON KNEAFSEY

Associate

+1 213 995 5159

dillon.kneafsey@cushwake.com

LIC 02439066



**CUSHMAN &
WAKEFIELD**

©2026 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.