

# INDUSTRIAL PROPERTY FOR SALE OR LEASE

## DTLA Manufacturing/Warehouse Space

7,650± SF BUILDING  
9,500± SF OF LAND



1120 E 14TH PLACE, LOS ANGELES, CA 90021

### PROPERTY HIGHLIGHTS

- Manufacturing/warehouse facility — Multi-use capability!
- Property currently being completely refurbished to “like new” condition
- 16’ ceiling height — Ground level loading door
- 3 small offices and 3 restrooms
- Includes secure, gated parking lot for 8± vehicles
- 194.58’ frontage on 14th Place and 48.67’ on Essex St
- Located one block west of Central Avenue and two blocks north of the Santa Monica (I-10) Freeway
- Asking price: \$2,500,000 \$2,065,500 (\$270 per SF)
- Lease rental: \$7,650 per month (\$1.00 per SF gross)

For More Information, Please Contact

**SION KHAKSHOUR**

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The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

**Building Area.....7,650± SF**  
**Land Area.....9,500± SF**  
**Zone ..... [LF1-WH1-6] [I1-N]**  
**Year Built ..... 1968**  
**Construction ..... Concrete Block**  
**Ceiling Height..... 16’**  
**Restrooms ..... 3**  
**Parking..... 8± Surface Spaces**  
**Ground Level Loading Doors .. 1: 10x13**  
**Power ..... 600A/480V/3-Phase**  
**APN ..... 5132-024-035**  
**Opportunity Zone..... Yes**

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Property Currently Being Completely Refurbished

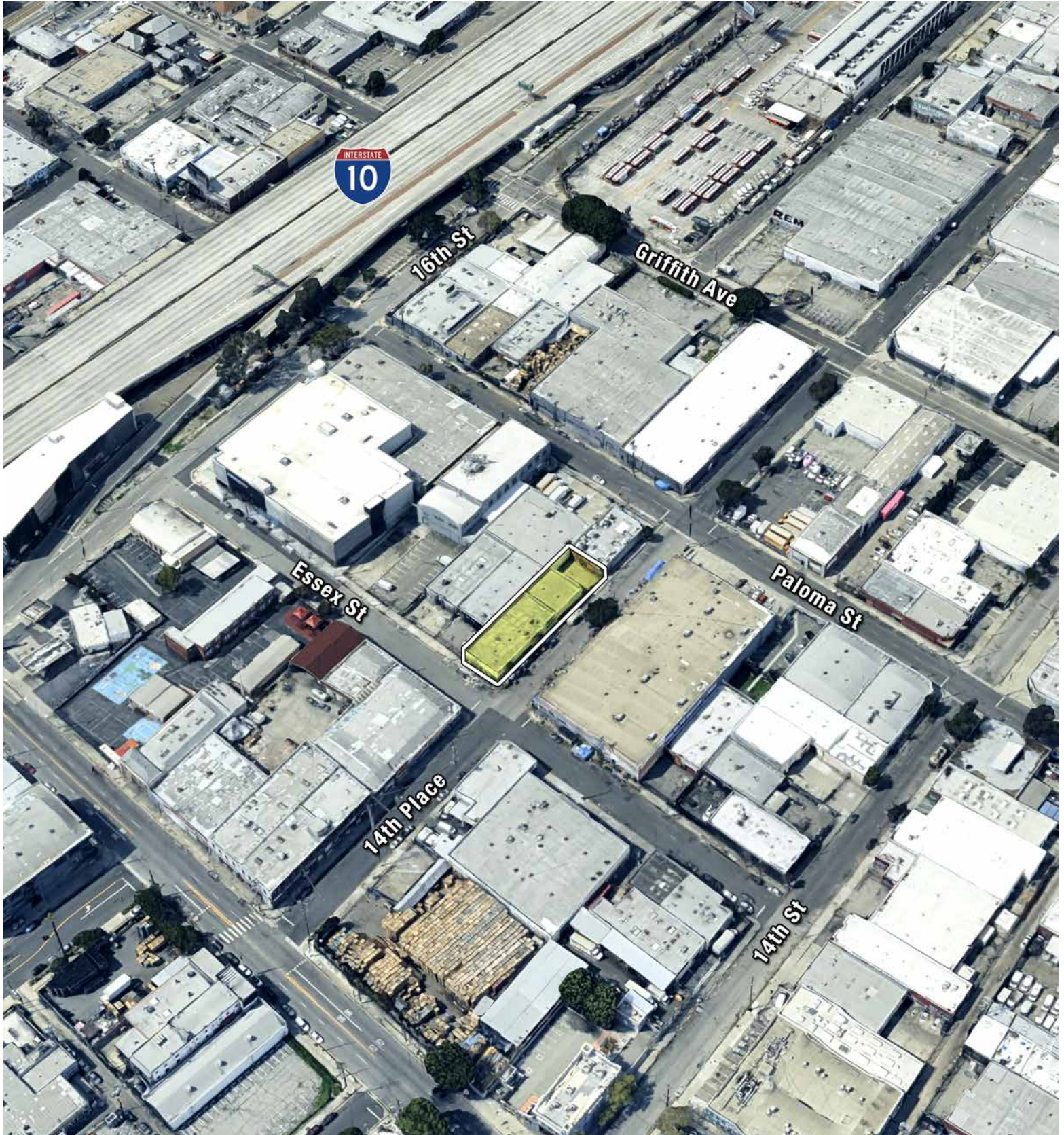


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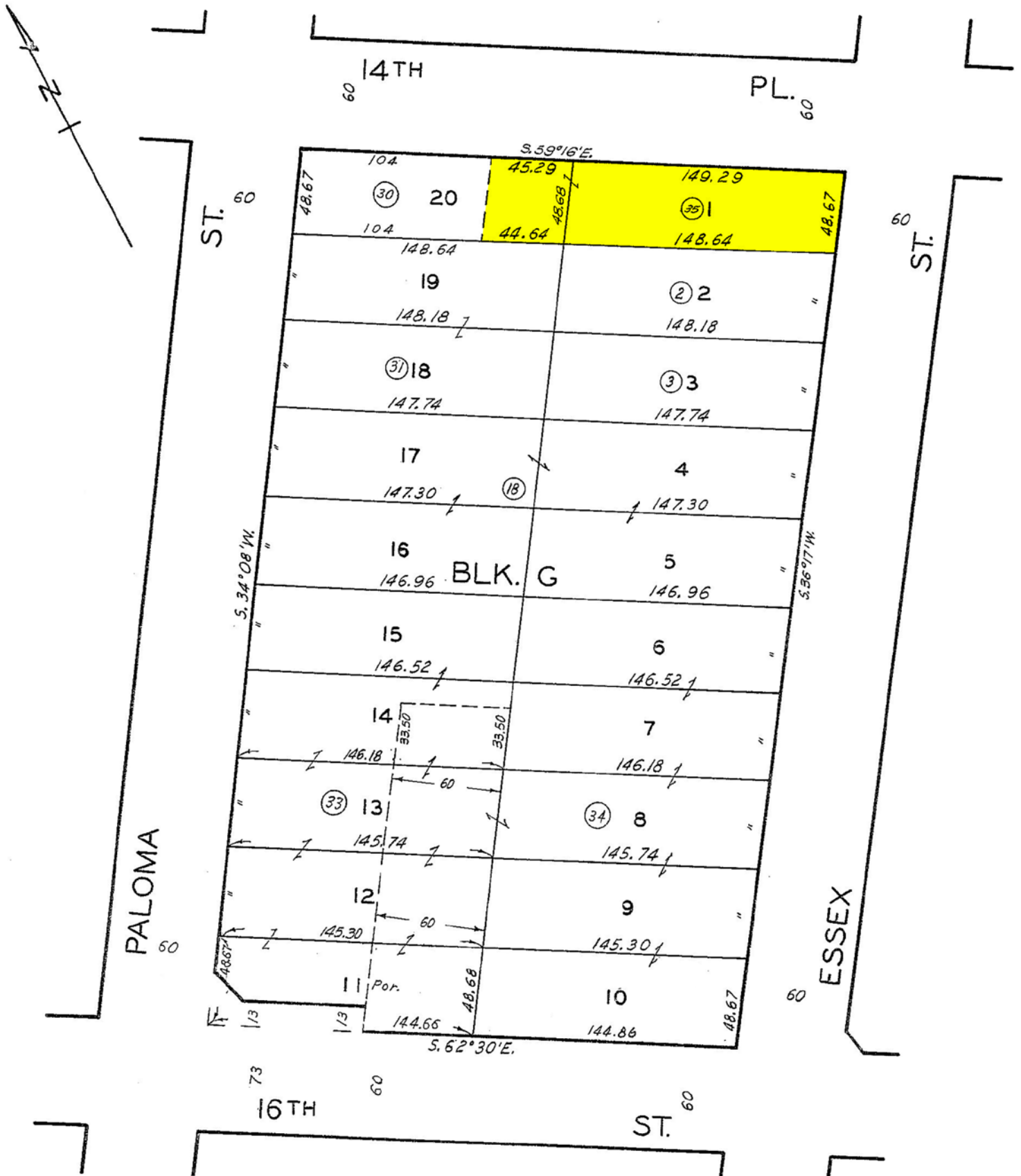
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