

1410-1412 ELWOOD STREET

LOS ANGELES, CA 90021 | OPPORTUNITY ZONE | HEAVY POWER | SECURE | CONNECTED

PRICE REDUCTION: \$1,700,000 (±\$175/SF)

1410
WINTER & BAIN, INC

EXCLUSIVELY LISTED BY:

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DORIN
REALTY COMPANY

DRE Lic. No. 00531646

1410-1412 ELWOOD STREET LOS ANGELES, CA 90021

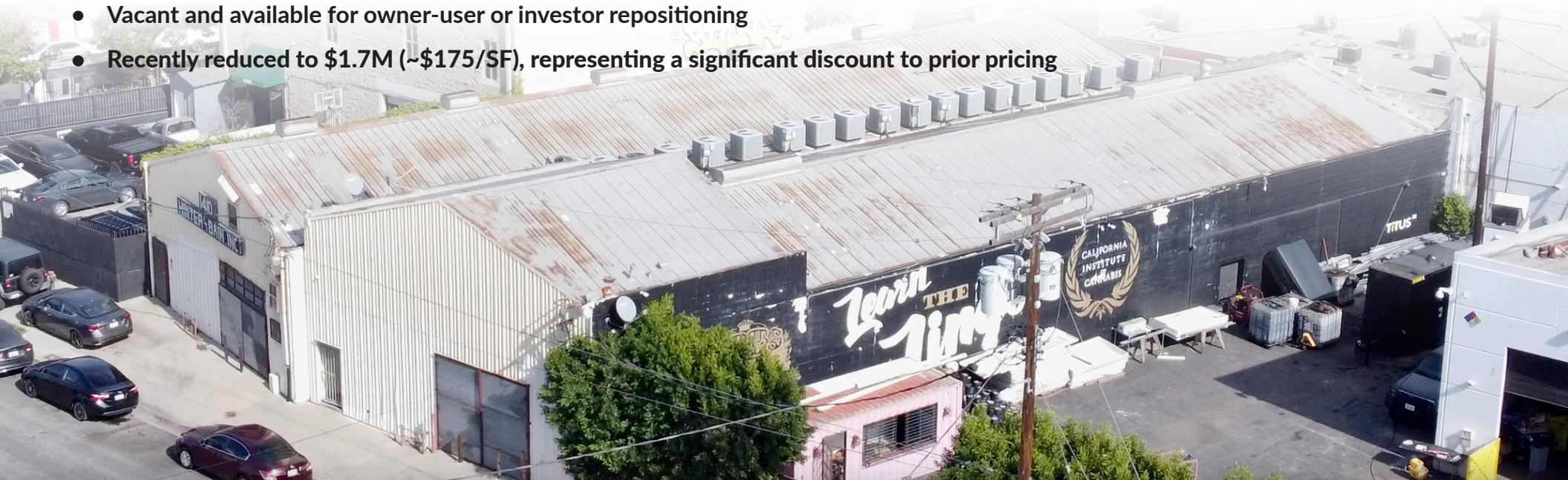
This offering presents a rare opportunity to acquire a well-located, flexible industrial asset just east of the Arts District core, ideal for warehouse, distribution, creative production, or specialized industrial users.

- Two connected industrial buildings across 2 parcels (1410 & 1412 Elwood St)
- Located in a designated Opportunity Zone, offering potential tax advantages
- 9,713 SF of versatile industrial space on 10,016 SF of land (0.23 AC)
- Heavy power with four electrical services (up to 400A, 240V, 3-phase)
- Secure, gated configuration with multiple access points
- Immediate access to I-10, I-5, US-101 & SR-60
- Vacant and available for owner-user or investor repositioning
- Recently reduced to \$1.7M (~\$175/SF), representing a significant discount to prior pricing

\$1,700,000
ASKING PRICE

9,713 sq. ft
BUILDING SIZE

Property Type	Multi-Use Industrial
Lot Size	±10,016 SF (±0.23 Acres)
Configuration	Subdivided industrial building
Zoning	[LF1-WH1-6] [I2-N]
Construction	Masonry / Metal
APN	5167-016-031 5167-016-032



CONNECTED MULTI-USE INDUSTRIAL BUILDINGS

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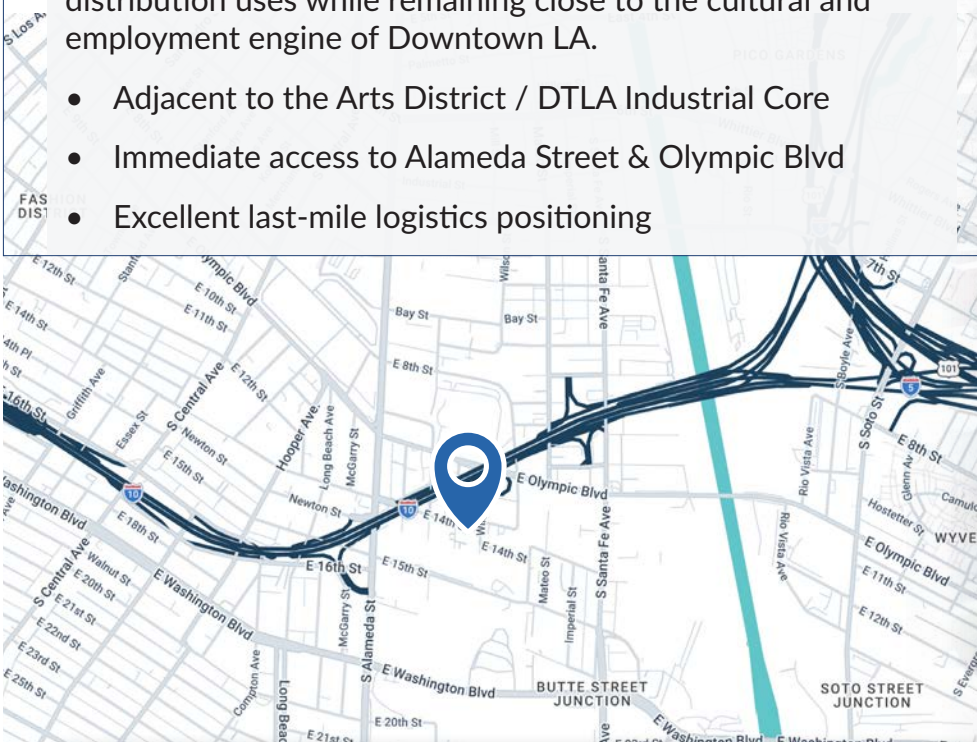
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LOCATION & CONNECTIVITY

PRIME ALAMEDA CORRIDOR POSITIONING

This location supports a wide range of industrial, creative, and distribution uses while remaining close to the cultural and employment engine of Downtown LA.

- Adjacent to the Arts District / DTLA Industrial Core
- Immediate access to Alameda Street & Olympic Blvd
- Excellent last-mile logistics positioning



1410-1412 Elwood st
Los Angeles, CA 90021



SURROUNDING USES / CONNECTIVITY

East LA Interchange (I-5 / I-10 / US-101 / SR-60): Immediate Access

Arts District Los Angeles: Blocks Away

Port of Los Angeles and Long Beach: 22-24 miles

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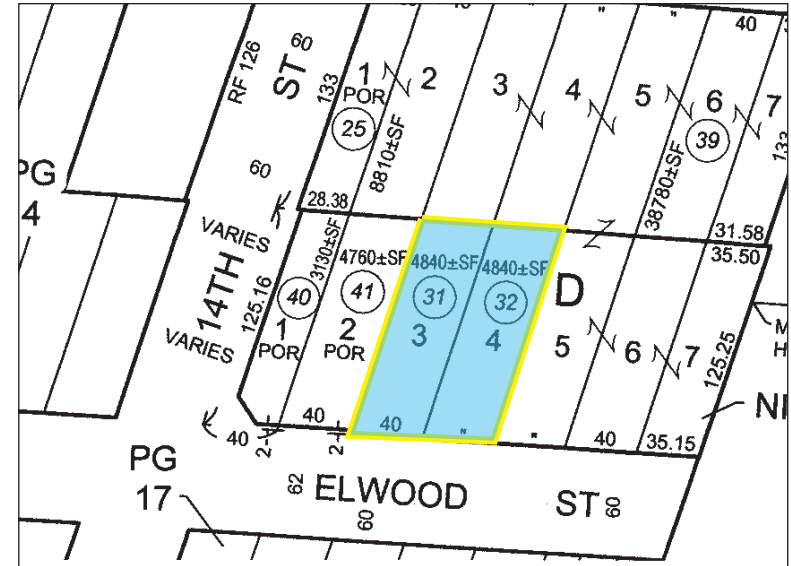
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PROPERTY OVERVIEW



1410-1412 Elwood St, Los Angeles CA

Clear Height	14'-20'
GL Doors	2 / 12'x12
Power	Four electrical services: 200A, 240V. 3Ph, 200A, 240V, 1Ph 400A,240V.3Ph, 100A,240V, 1Ph
HVAC	Upgraded
Office	780 SF
Restrooms	5
Sprinkerled	No
Vacant	Yes



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INTERIOR OVERVIEW



CHARACTERISTICS

Layout	Predominantly open warehouse Interconnected with fire-rated door
Buildout	Prior build-out included framed interior rooms
Ceiling	Dropped ceilings (removable)
HVAC	Extensive HVAC distribution
Improvements	Can be reused, reconfigured or fully removed for open-span space



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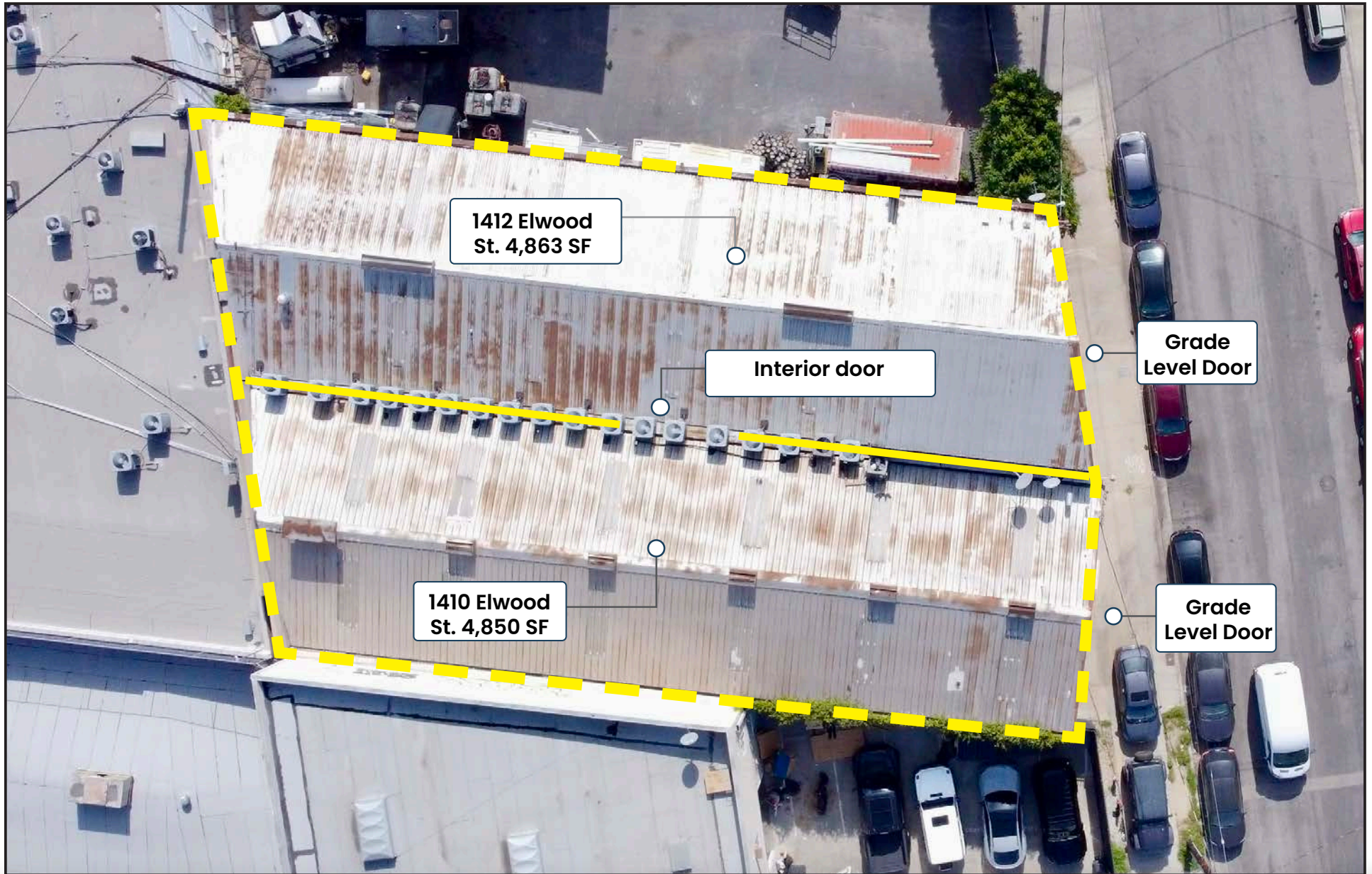
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BUILDING CONFIGURATION & LAYOUT



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