

# 410 GLENDALE BLVD

LOS ANGELES • CA 90026

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TEAMCLINE**

**KW**  
COMMERCIAL

**FOR SALE**  
**±1,820 SF INDUSTRIAL BUILDING**  
**ON ±10,546 SF OF LAND**

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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## PROPERTY HIGHLIGHTS



Existing Auto Body Shop  
with Excess Parking



Located in  
Echo Park



Prime Corner of Glendale  
Blvd & Temple St



Short Walk to Gra, Clark  
Street Bread, & Laveta



High-Demand Rental Corridor Near Downtown LA, Echo  
Park Lake, Sunset Blvd and Dodger Stadium

410 Glendale Blvd offers ±1,820 SF of industrial space on ±10,546 SF of land at a highly visible corner location in Echo Park. Currently operating as an auto body shop, the property features a large yard with excess parking and flexible outdoor space, ideal for owner-users, contractors, or redevelopment. Located just minutes from Downtown LA, Echo Park Lake, and major corridors, this site presents a rare opportunity in a high-demand infill market.

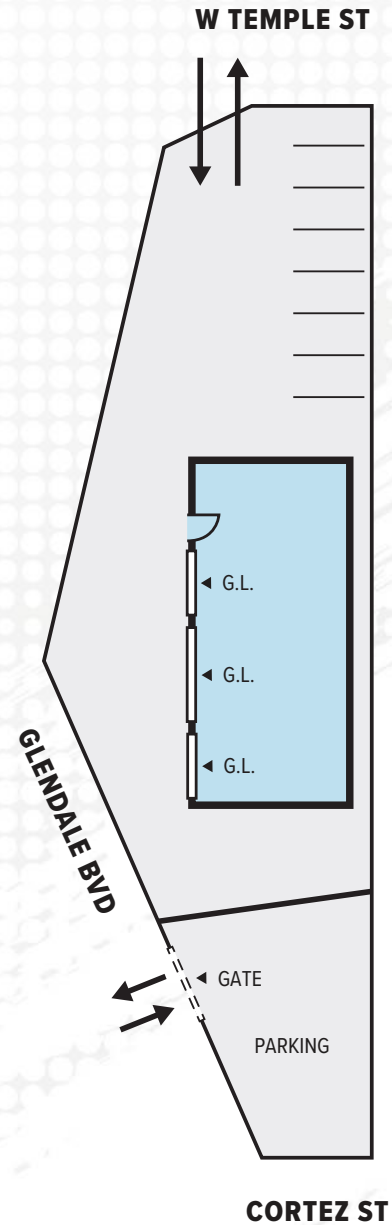
**SALE PRICE**

**\$2,600,000**

# PROPERTY INFORMATION

Available SF	±1,820 SF
Prop Lot Size	±10,546 SF / ±0.24 AC
APN	5160-002-036
Zoning	LACW
Year Built	1980
Construction Type	Framed
Yard	Yes
Parking Spaces	20
Clear Height	12'
DH/GL Doors	2 GL
Sprinklered	No
Possession Date	Now
Vacant	Yes

## PROPERTY SITE PLAN



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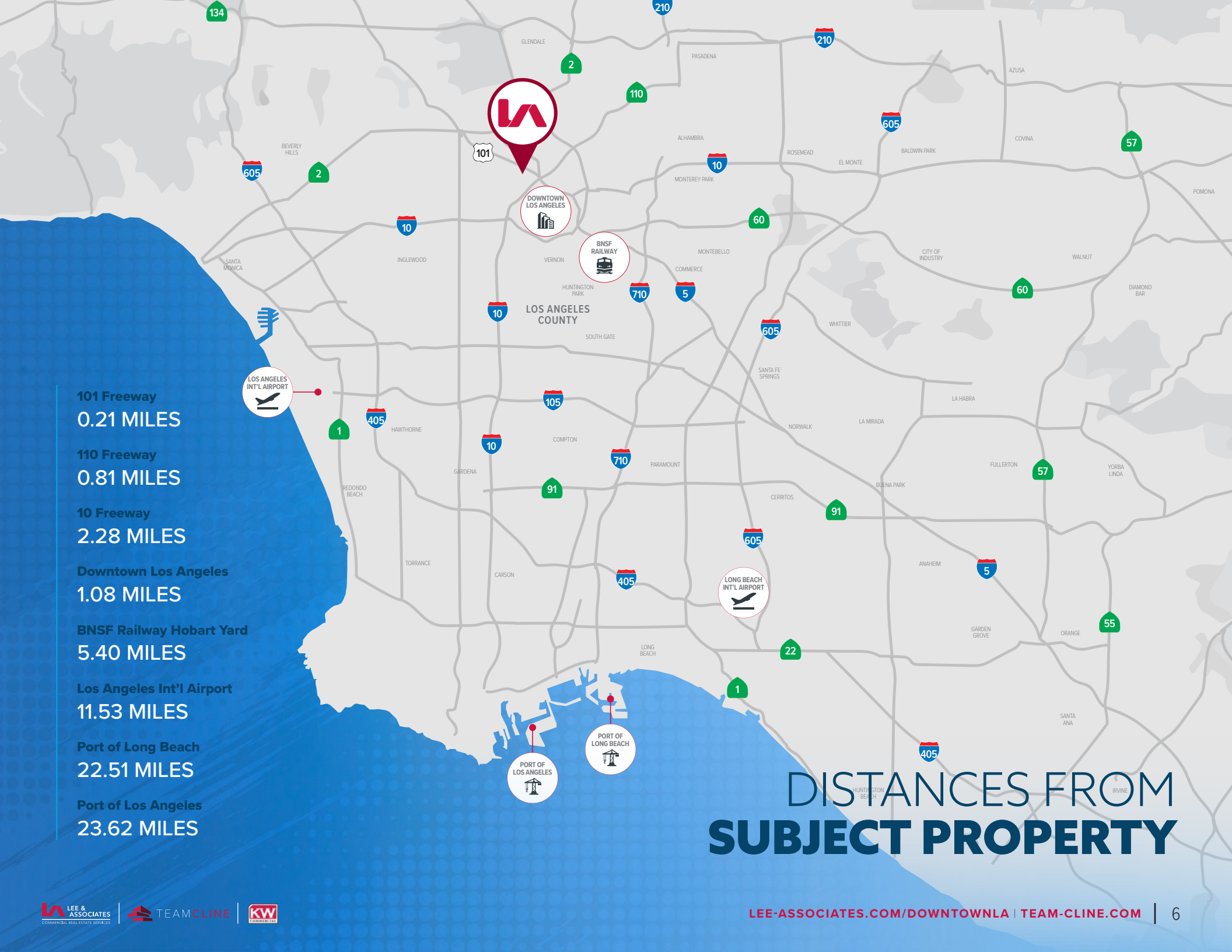
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## AMENITIES MAP





**101 Freeway**  
0.21 MILES

**110 Freeway**  
0.81 MILES

**10 Freeway**  
2.28 MILES

**Downtown Los Angeles**  
1.08 MILES

**BNSF Railway Hobart Yard**  
5.40 MILES

**Los Angeles Int'l Airport**  
11.53 MILES

**Port of Long Beach**  
22.51 MILES

**Port of Los Angeles**  
23.62 MILES

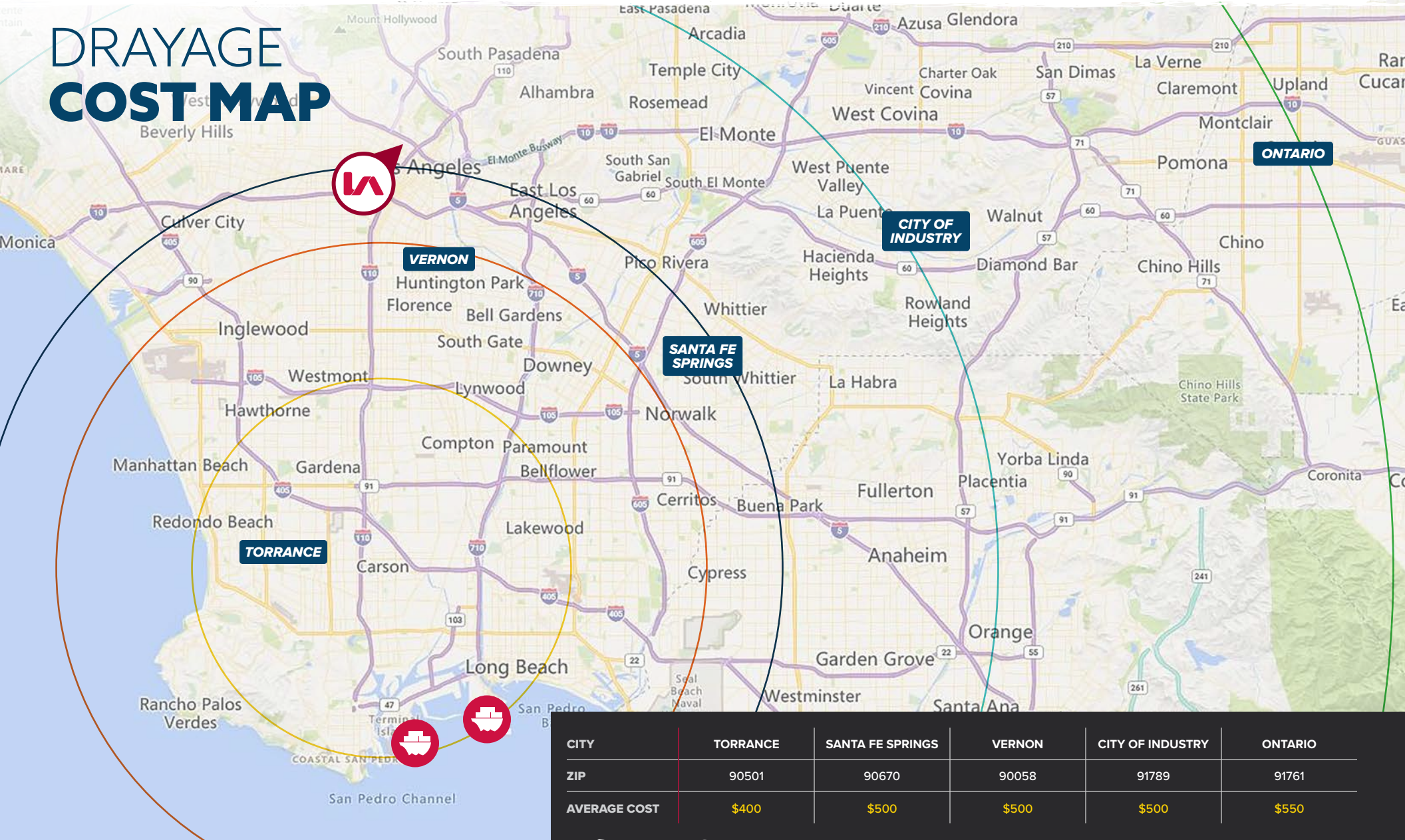
# DISTANCES FROM SUBJECT PROPERTY

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## DRAYAGE COST MAP



For More Information,  
Please Contact ▶

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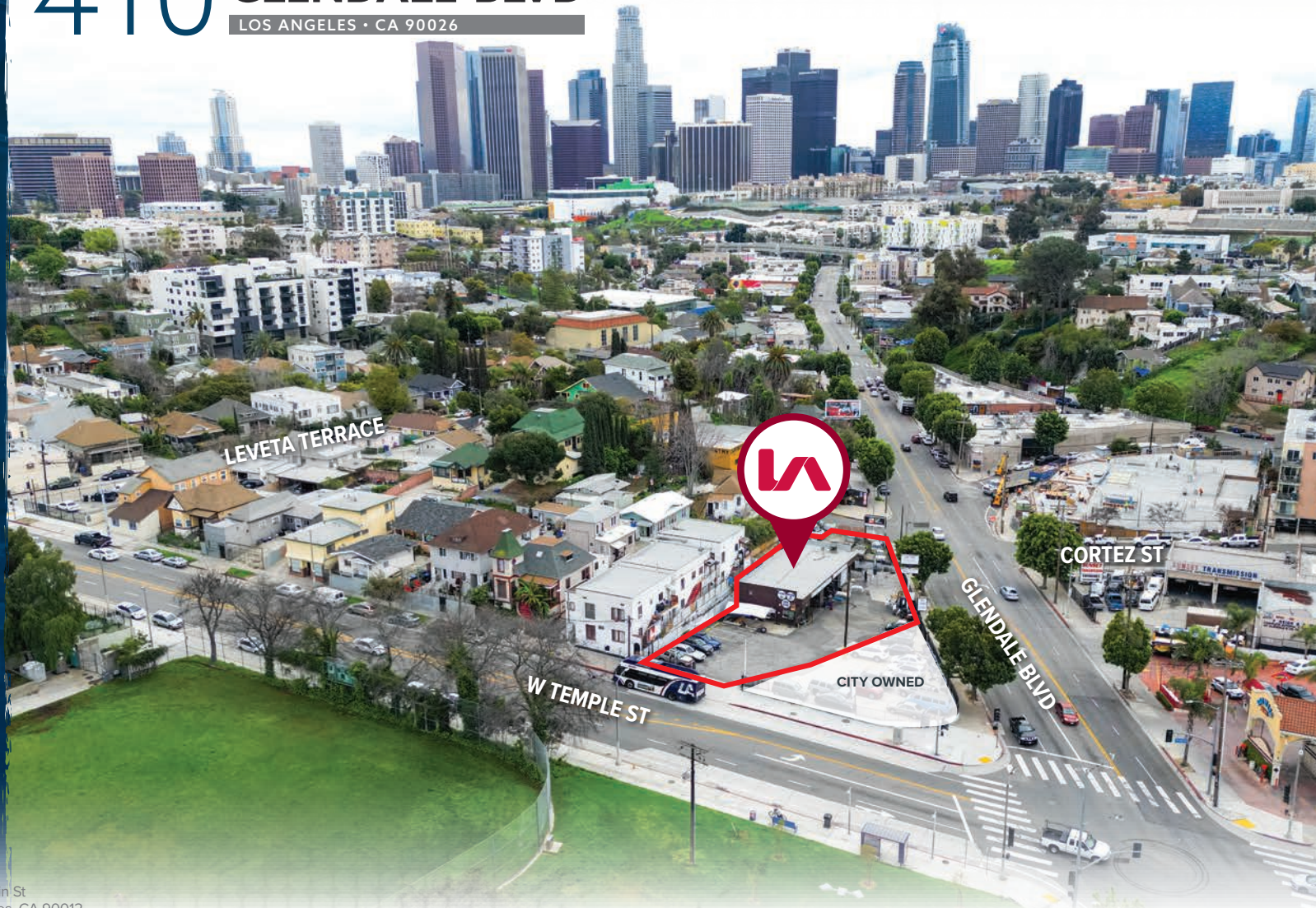
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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.