



Magic Properties, Inc.

1601 Griffith Ave, Los Angeles, CA 90021 | 213-748-8777

Available SF 10,000 SF

Industrial For Sale

Building Size 10,000 SF



Address: 465 E 32nd St, Los Angeles, CA 90011

Cross Streets: Trinity St/ E 32nd St

10,000 SF + Free 2,400 SF = Approx. 12,400 SF Building
Near San Pedro St & 32nd St Corner
No Posts Inside – Wide Open Rectangle Shape
400 Amps of 3 Phase Power
5 Minutes From L.A. Fashion District
17 Parking Spaces

Sale Price: \$2,590,000.00
Sale Price/SF: \$259.00
Available SF: 10,000 SF
Prop Lot Size: 0.51 Ac / 22,369 SF
Taxes: \$33,695 / 2025
Yard: Fenced/Paved
Zoning: CM-1VL-CPIO

Sprinklered: No
Clear Height: 15'
GL Doors/Dim: 1 / 14'x16'
DH Doors/Dim: 0
A: 400 V: 110/240 O: 3 W: 4
Construction Type: Masonry
Const Status/Year Blt: Existing / 1952

Whse HVAC: No
Parking Spaces: 17 / **Ratio:** 1.7:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 2,000 SF / 5
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: CBD
APN#: 5120-018-010

Listing Company: Magic Properties, Inc.

Agents: [Nathan Yoon 213-321-3935](#), [Bryant T. Chung 213-503-8007](#)

Listing #: 44928222

Listing Date: 05/21/2026

FTCF: CB200N000S000

Notes: Seller/Lessor and broker do not guarantee the accuracy of the information contained herein. Buyer is advised to independently verify all information, including but not limited to power capacity, ceiling height, office area, and building square footage.



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