

# FOR SALE

## 1154 E 11th St Los Angeles | CA



±7,500 SF PRIME DTLA AUTOMOTIVE & INDUSTRIAL FACILITY

## PROPERTY HIGHLIGHTS:

- Recently converted and permitted for Auto Repair use, providing a turn-key opportunity for automotive service, detailing, or specialty mechanical businesses in a high-demand urban pocket.
- Located on the edge of the DTLA Wholesale and Fashion District corridors, this site offers unique synergy for businesses serving the high-density local delivery needs of the surrounding commercial community.
- Featuring heavy M2 zoning and a flexible layout, the property supports a diverse range of intensive uses including auto repair, e-commerce distribution center, light manufacturing, or creative industrial applications.
- Strategically positioned with immediate proximity to the I-10 (Santa Monica) Freeway on/off-ramps, offering a seamless logistics pipeline to the I-5, I-110, and major transport routes to the Port of Los Angeles and LAX.

PROPERTY OVERVIEW	
BUILDING	7,500 SF
SALE PRICE	\$3,400,000
PSF	\$453.33
BUILDING HEIGHT	22'
DOCKS	None
DRIVE INS	1
PARKING	6
YEAR BUILT	1987
LOT SIZE	8,494 SF / 0.20 SF
ZONING	LAM2

### FOR MORE INFORMATION PLEASE CONTACT:

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AERIAL



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