



12615 S MAIN ST
LOS ANGELES, CA 91201

OWNER-USER OPPORTUNITY
WAREHOUSE BUILDING

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HAWTHORNE
AIRPORT

LOS ANGELES
INTERNATIONAL
AIRPORT



W 124TH ST

W 126TH ST

S WESTERN AVE

S WESTERN AVE



OWNER/USER PROPERTY DESCRIPTION

PROPERTY DETAILS

Hudson Partners is pleased to present the opportunity to acquire an commercial property located at 12615 S. Main St. in the city of Los Angeles CA. The subject property consists of a 3,200 SF C-2 metal warehouse.

Own your own building vs leasing: An owner user can get secured debt of approximately 4.85% with a minimal down payment of 10% through SBA financing.

Now is the time to take advantage of the market and protect your business from future rental market spikes. Rather than paying rent to a landlord or investing your money in an alternative investment, your rent will pay off the property mortgage and provide a more attractive after-tax return.

The city of Los Angeles offers a dense industrial market. The property is strategically located within a close proximity to the 105 and 110 freeway and in the immediate vicinity to the well traveled W Rosecrans Ave artery.

HIGHLIGHTS

- 90% Financing Available (SBA 504 or 7A Program)
- Excellent access Via 105 and 110 Freeway
- Metal Building construction with Concrete Foundation
- Secured Fenced Yard and Parking
- Heavy Power

SITE DESCRIPTION

DESCRIPTION	SPECIFICATION
BUILDING SIZE	3,200 SF
OFFICE SPACE	736 SF
PARCEL AREA	7,000 SF
APN	6132-035-013
NUMBER OF FLOORS	1
FLOOR-TO-AREA RATIO	0.60
ZONING	C-2
PARKING	6 Spaces
PARKING RATIO	1.9 / 1,000 SF
YEAR BUILT	1961
TENANCY	Single Tenant
LOT DIMENSIONS	50' x 140'
STREET FRONTAGE	South Main Street
CROSS STREET	126th Street

PROPERTY INFORMATION

PHYSICAL DESCRIPTION

DESCRIPTION	SPECIFICATION
CONSTRUCTION TYPE	Metal
FOUNDATION	Concrete
CURRENT USE	Iron Work
FIRE PROTECTION	N/A
HVAC	TBD
RESTROOMS	1
POWER	3 Phase - 220 V
CEILING HEIGHT	15'
HIGHWAY ACCESS	105 and 110 Freeways

USER OCCUPANCY COSTS

SALES COMPARISON APPROACH

SUMMARY	TERMS
PRICE	\$595,000
DOWN PAYMENT (10%)	\$59,500
BUILDING SIZE	3,200 SF
PRICE PER FOOT ON BUILDING	\$185.94
LOT SIZE	7,000 SF
PRICE PER FOOT ON LAND	\$85.00
YEAR BUILT	1961
ZONING	C-2

LOAN ASSUMPTIONS

SUMMARY	TERMS
LOAN AMOUNT	\$535,500
LOAN TYPE	SBA
BLENDED SBA RATE	4.85%
BLENDED AMORTIZATION	22 Years





 **MODERN IRON WORKS**
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