

## INDUSTRIAL PROPERTY FOR SALE

# TEXTILE WAREHOUSE

2824 E. 11Th Street , Los Angeles, CA 90023



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$6,110,650
<b>AVAILABLE SF:</b>	15,470 SF
<b>LOT SIZE:</b>	19,922 SF
<b>YEAR BUILT:</b>	1950
<b>BUILDING SIZE:</b>	15,470 SF
<b>RENOVATED:</b>	2011
<b>ZONING:</b>	LAM3
<b>MARKET:</b>	Los Angeles
<b>SUBMARKET:</b>	Vernon Industrial
<b>PRICE / SF:</b>	\$395.00

### PROPERTY OVERVIEW

KW Commercial is pleased to present the opportunity to acquire, a turn-key, well-maintained, Ideal owner user warehouse property located at 2824 e 11th Street, Los Angeles . The recently remodeled and upgraded subject property is a concrete masonry 15,470 SF (2660 office/12480 industrial) building on a 20470 sq ft lot. The property is in a state enterprise zone and a opportunity zone.

### PROPERTY HIGHLIGHTS

- -15.470SF (2660 SF OFFICE/12840 SF WAREHOUSE
- -OPPORTUNITY ZONE/ENTERPRISE ZONE
- -3 POWER PANELS- two 400amp/240v/phase 3, one 200amp/120/240v phase 3
- -ACCESS TO 5,10,60 FWYS.
- -LOADING BAY DOCKS,
- -15 PARKING SPACES
- -SECURITY GATE
- -16 CHANNEL VIDEO SURVEILLANCE SYSTEM
- -SPRINKLERED

**KW COMMERCIAL**  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

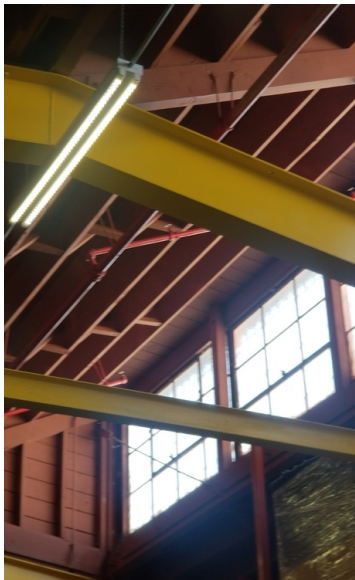
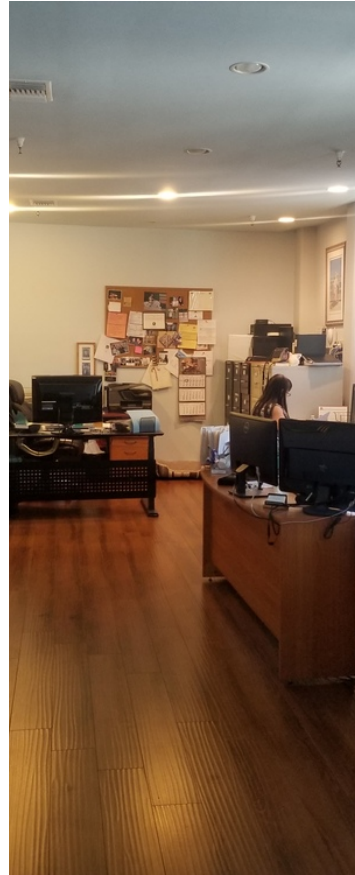
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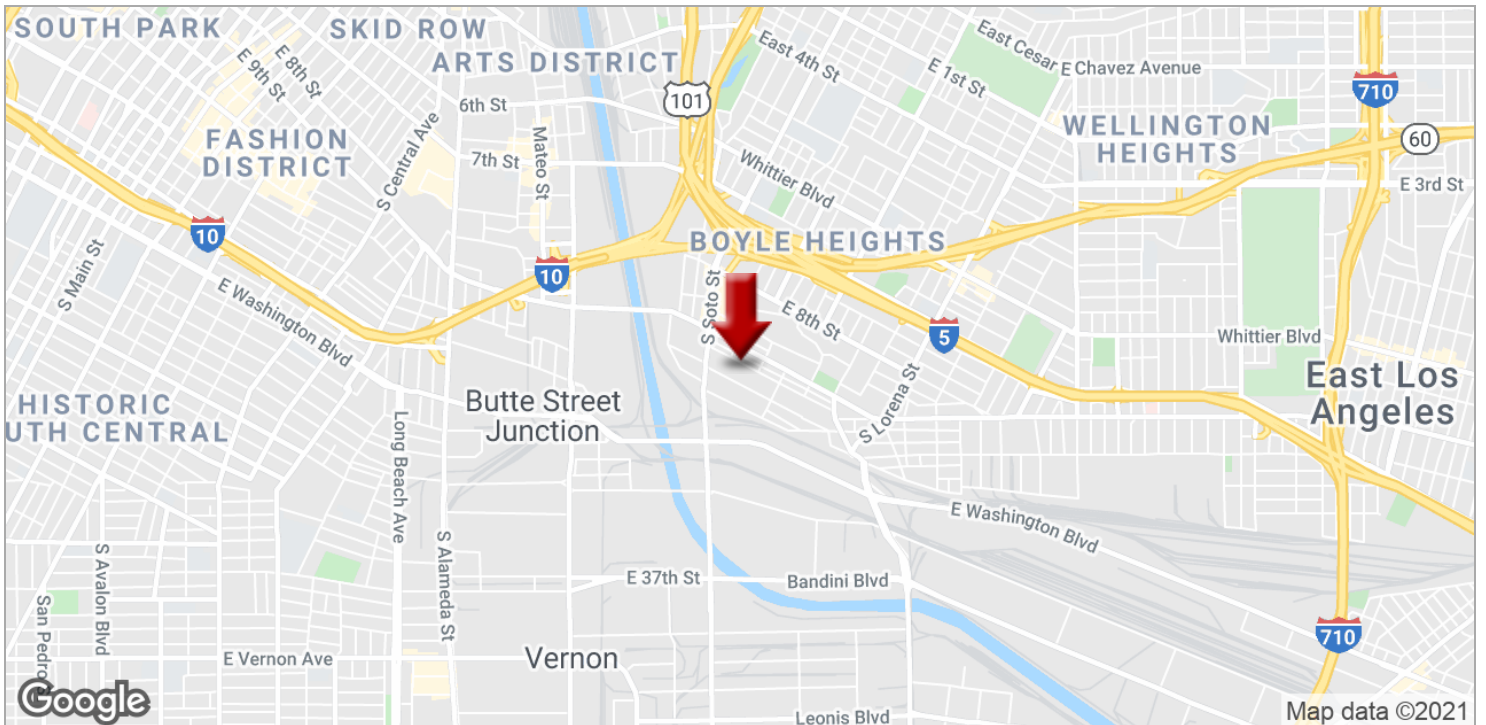
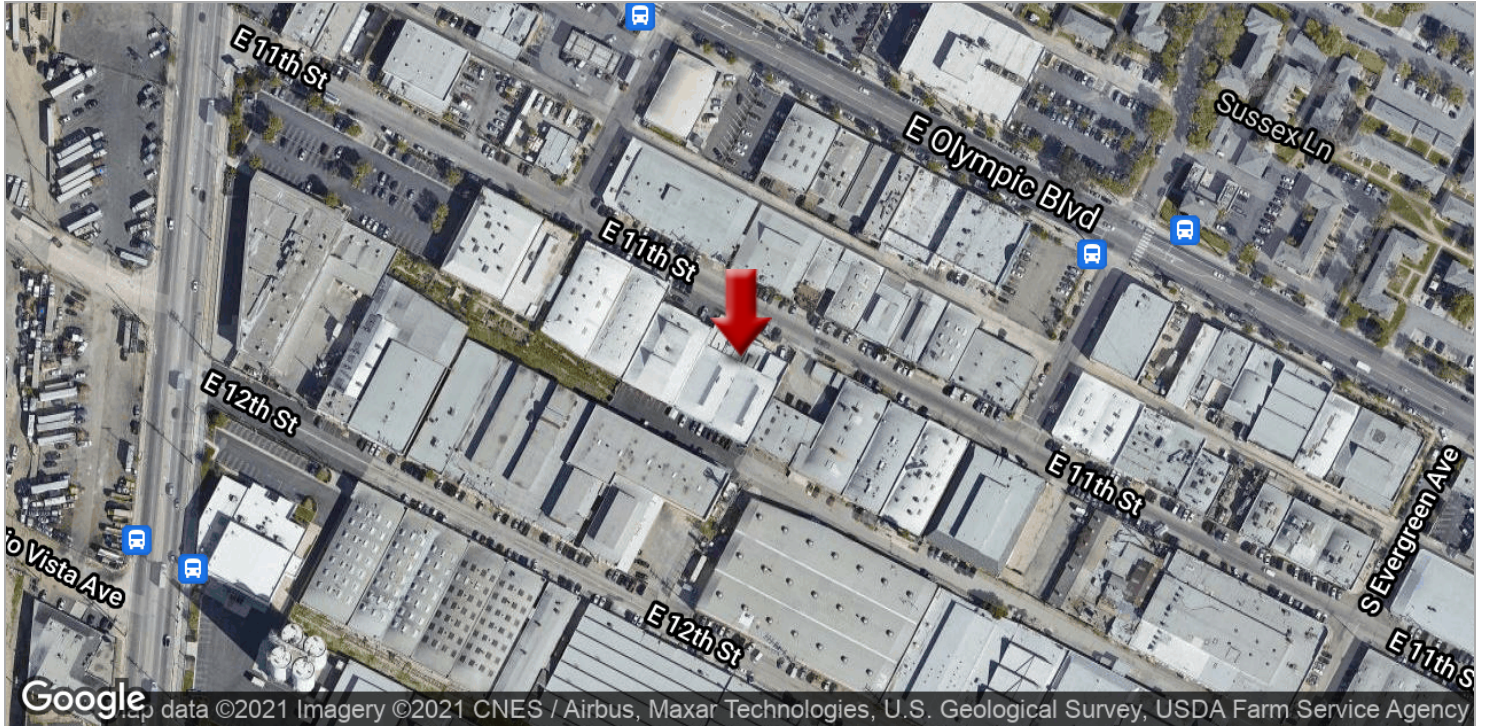
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