

# FOR SALE

## Industrial Property

BUILDING SQ.FT.: 8,200 ±

LAND SQ.FT.: 10,125 ±



1165 S SOTO STREET, LOS ANGELES CA 90023

### *Up-and-Coming Boyle Heights Location*

- Industrial purchase opportunity
- Ideal for any manufacturing/warehouse use
- Boyle Heights location just east of the Los Angeles River
- Between 8th Street and the 60 Freeway interchange
- Quality offices with hardwood floor
- Paved parking on-site for 5 vehicles
- 2 ground level loading doors
- Heavy power service
- Zoned LA M2
- Built in 1929/1992
- Asking price: \$2,100,000 (\$256.10 per sq.ft.)

#### PROPERTY DETAILS

Building Area \_\_\_\_\_ 8,200 ± Sq.Ft.  
Land Area \_\_\_\_\_ 10,125 ± Sq.Ft.  
Zone \_\_\_\_\_ LA M2  
Year Built \_\_\_\_\_ 1929/1992  
Construction \_\_\_\_\_ Brick  
Ceiling Height \_\_\_\_\_ 15'  
Parking \_\_\_\_\_ 5  
Power \_\_\_\_\_ 400A/120-240V/3-Ph/4-W  
Office Area \_\_\_\_\_ 1,000 ± Sq.Ft.  
Ground Level Loading \_\_\_\_\_ 2: 8x10  
Restrooms \_\_\_\_\_ 2

*For More Information, Please Contact*

**RON KIM**

**213.222.1209**

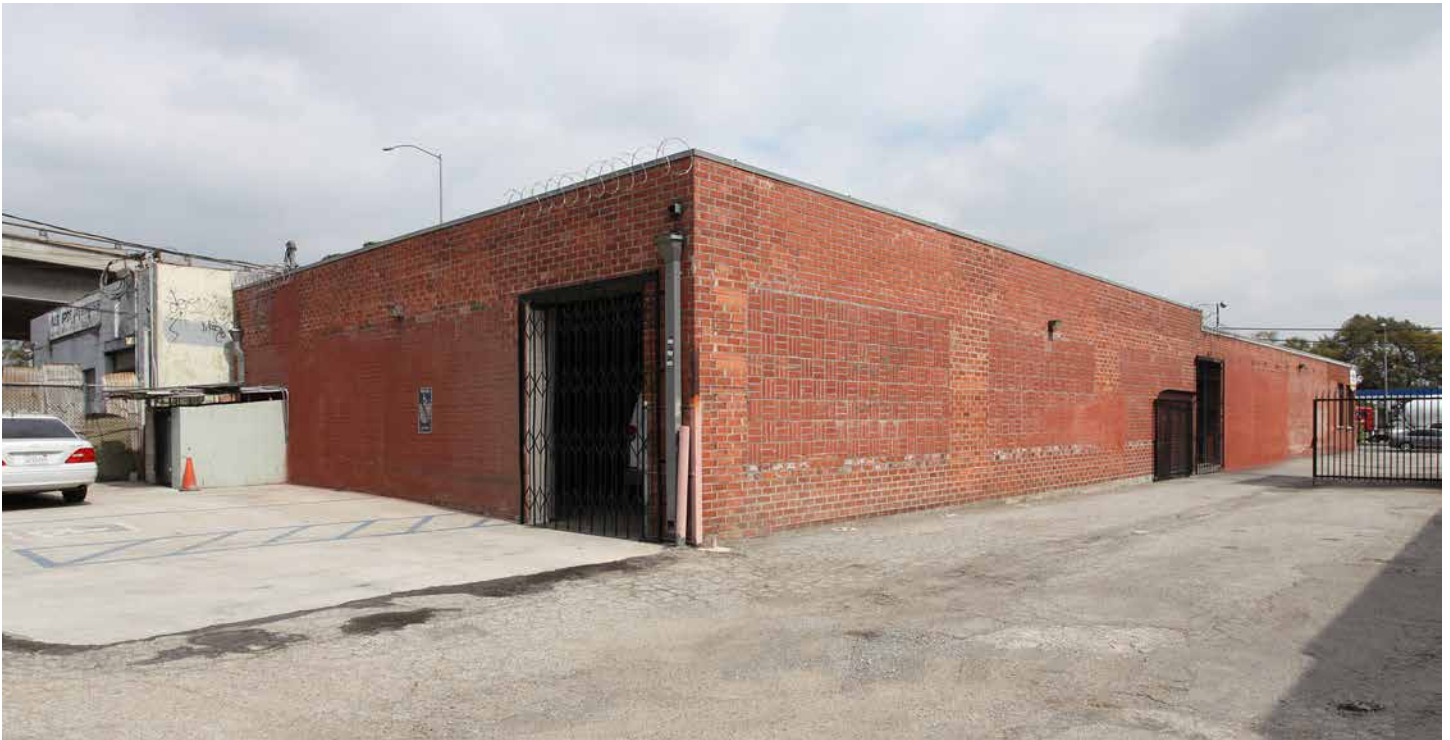
**ron@majorproperties.com**

CA BRE LIC. # 01891773

The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

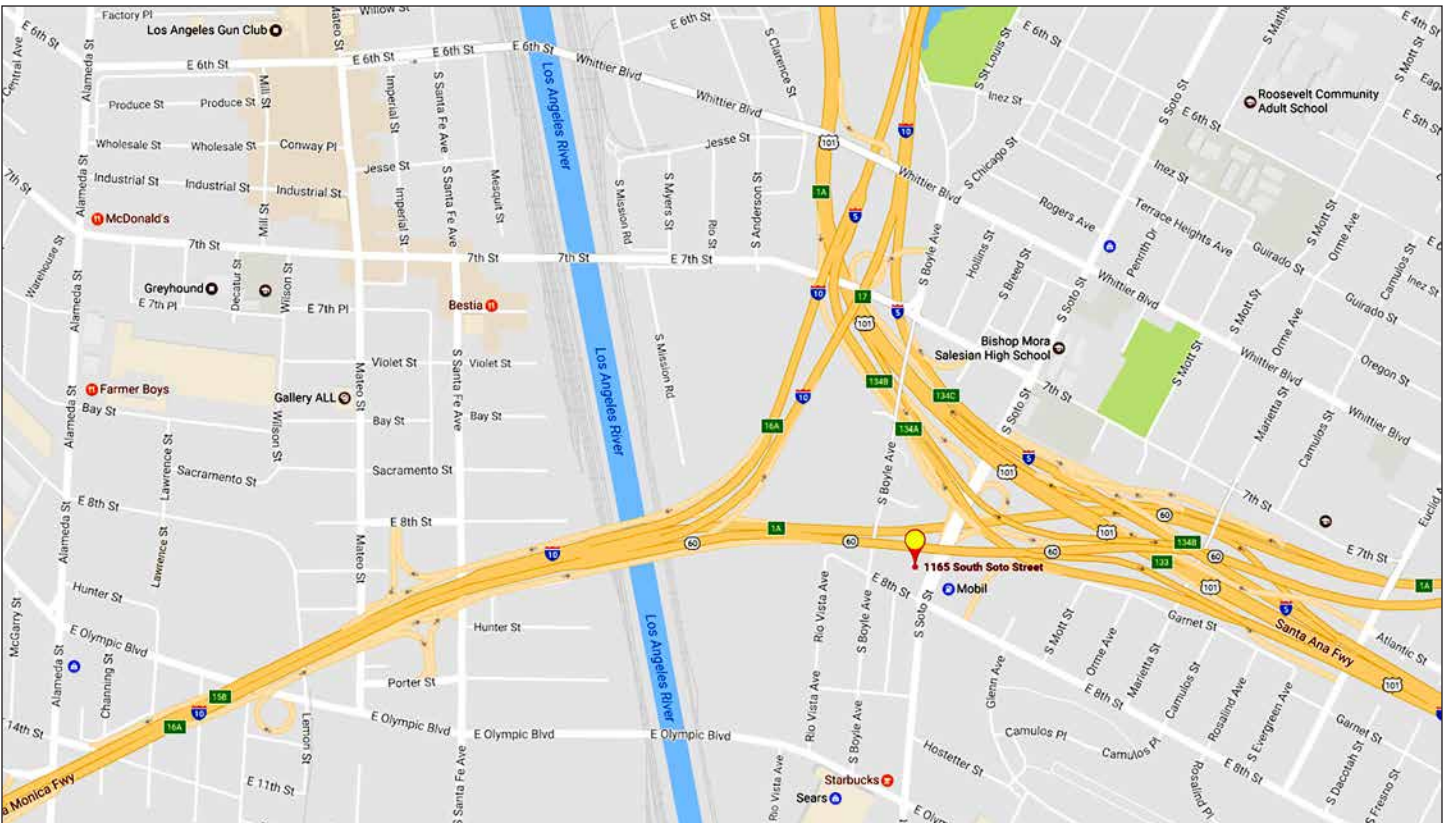
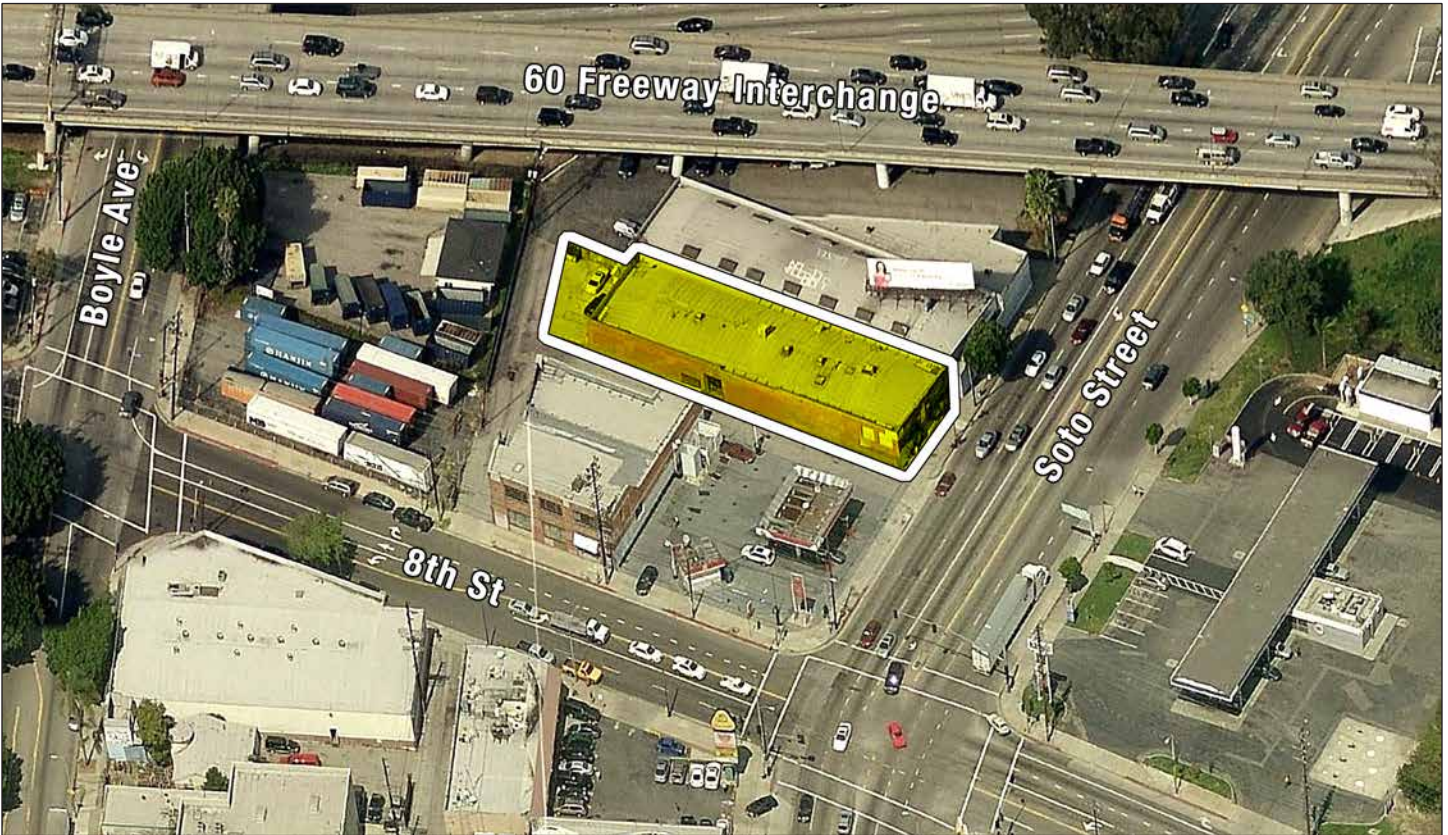
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