

THE FOUNDRY

CREATIVE



COMPOUND

NOW LEASING



DORIN REALTY
COMPANY, INC.

Mark Whitman, Broker

213.627.0007 | License #00918875

Eric Schwartzman, Developer

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MTG



NEWLY RENOVATED CREATIVE COMPLEX



THE FOUNDRY IS BUILT FOR VISIONARIES, MAKERS, AND MAVERICKS





INSPIRATIONAL OFFICE & RETAIL SPACE



AN INCUBATOR FOR IDEAS, DESIGN, TECHNOLOGY AND INNOVATION

21,888 SF CREATIVE SPACE

- Ground level
- Sandblasted original brick
- Vaulted trussed ceilings
- Abundant natural light
- Sealed concrete floors

FULLY RENOVATED

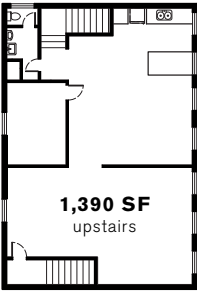
- 8 new restrooms, water mains and drains
- New 1200AMP 208Y120V 3Ø electrical service
- New LED lighting throughout
- New HVAC in all offices
- Solar power

OPEN FLOORPLAN

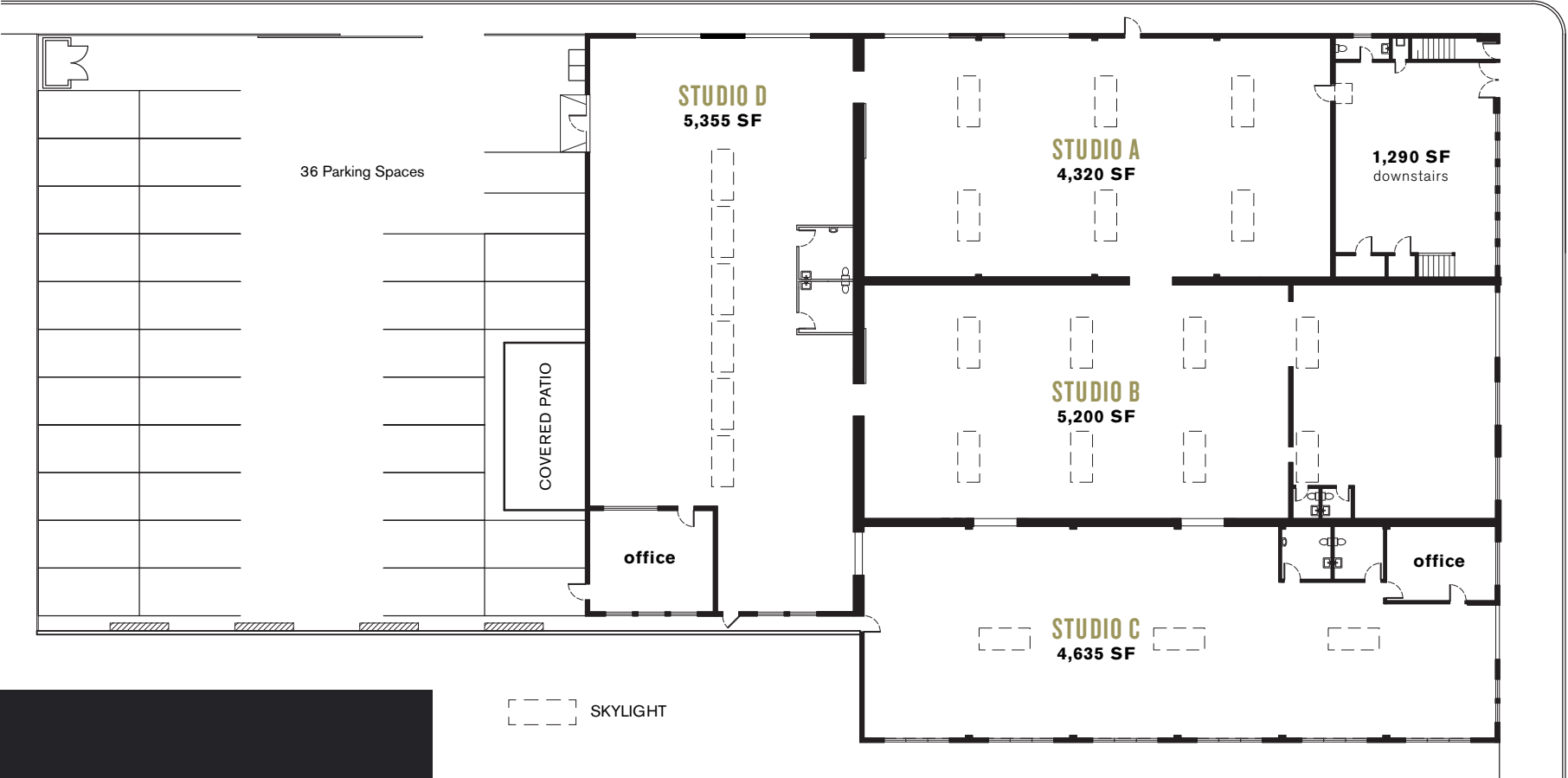
- Divisible for multiple tenants
- Upper loft office with kitchen
- Compton Ave retail store fronts

SECURE PARKING

- 13,000 SF gated yard
- Striped & lit
- Surveillance cameras



58TH PLACE



SITE PLAN

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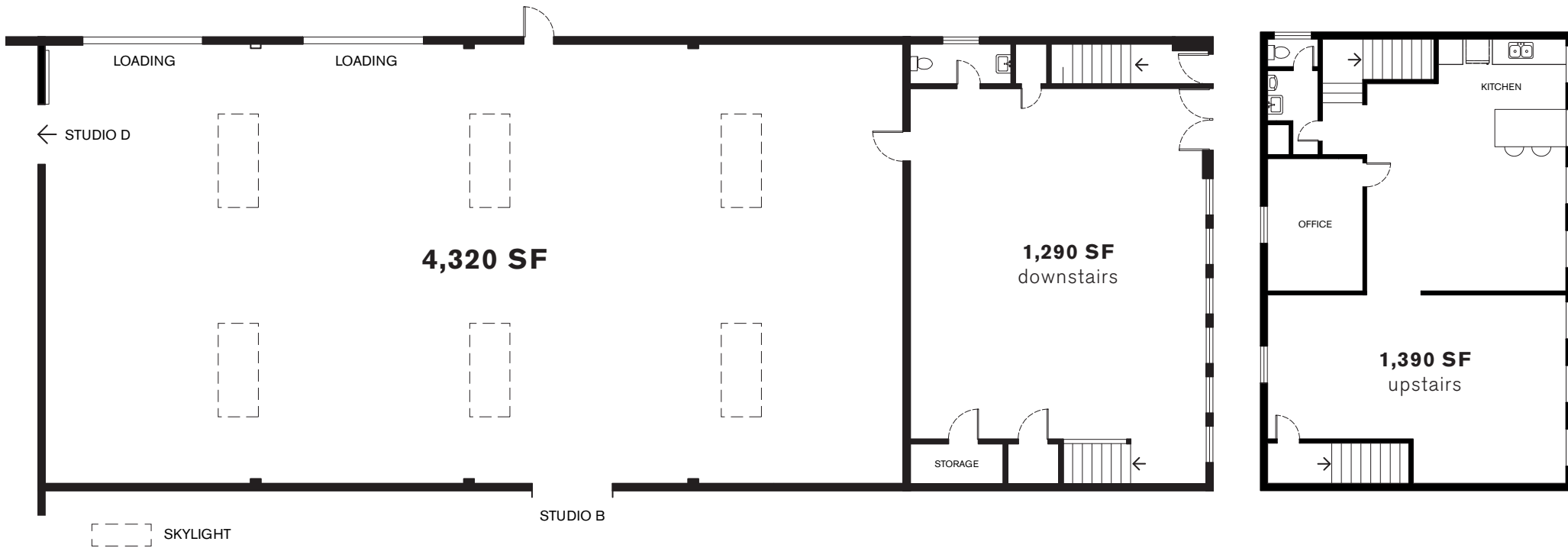
UNIT	ADDRESS	SF	ROLL UPS	OFFICE SF	CEILINGS	RESTROOMS	POWER
A	5857 Compton Ave	7,000	2	2,680	12' to 22'	2	450A
B	5859 Compton Ave	5,200	1	0	12' to 22'	2	200A
C	5861 Compton Ave	4,635	1	256	12' to 16'	2	200A
D	1446 58th Place	5,355	2	368	12' to 24'	2	200A



STUDIO A

📍 5857 COMPTON AVE.
LOS ANGELES 90001

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STUDIO A

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7,000 SF

- Open floor plan with storage for retail, showroom or office.
- Double door glass storefront facing Compton Ave.
- Steel roll-up doors for added security and 2 12'x12' roll up doors on 58th Place.
- New tile restroom with all new fixtures and stainless accessories.
- 12' to 16' exposed wood ceilings with steel I beams.
- Dome skylights and sandblasted brick
- New LED Lighting suspended with aircraft cables.
- Separately Metered 150AMP 120V
- Electrical Service.
- HVAC with exposed, galvanized ducting.
- Original factory windows with all new glass.

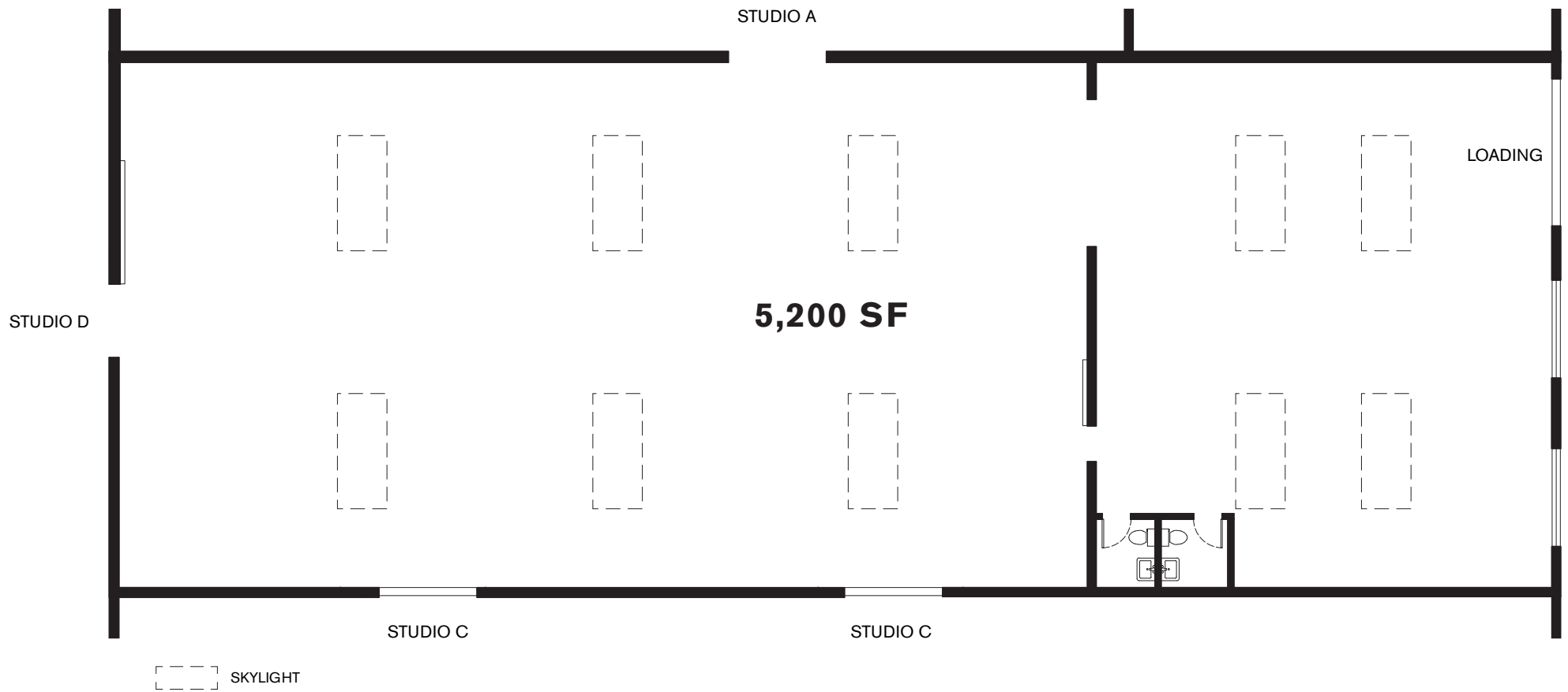


STUDIO B

📍 5859 COMPTON AVE.
LOS ANGELES 90001

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STUDIO B

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THE FOUNDRY

5,200 SF

- Sandblasted red brick walls.
- 12' to 22' high natural wood ceilings with 9 white dome skylights.
- New 18' x 12' steel rollup overhead door with Compton Ave drive-in loading.
- Original factory windows with all new glass.
- New LED Lighting suspended with aircraft cables.
- 5 ton steel gantry crane.
- 2 new restrooms with all new fixtures and stainless accessories.
- HVAC ready.
- Separately Metered 200AMP 120V 3Ø electrical service.
- Additional 400AMP Ø electrical service option.

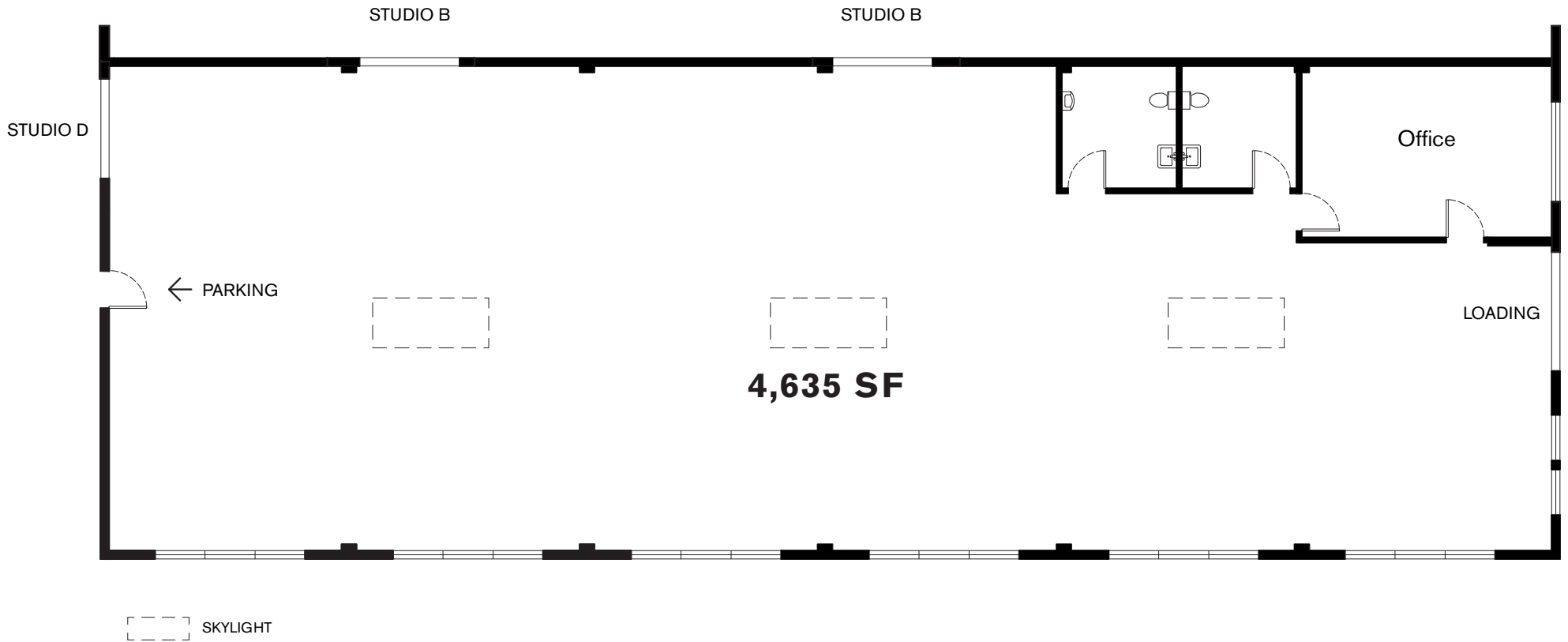


STUDIO C

📍 5861 COMPTON AVE.
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STUDIO C

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4,635 SF

- Compton Ave facing 9' x 10' steel roll up overhead door.
- 256 SF private office with new picture window and HVAC.
- Natural wood ceiling with skylights.
- 12' to 16' high ceilings.
- Sandblasted red brick walls.
- Original factory windows with all new industrial wire glass.
- 2 new restrooms with all new fixtures and stainless accessories.
- New LED Lighting suspended with aircraft cables.
- Separately Metered 200AMP 120V 3Ø electrical service.



STUDIO D

📍 1446 58TH PLACE.
LOS ANGELES 90001

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5,355 SF

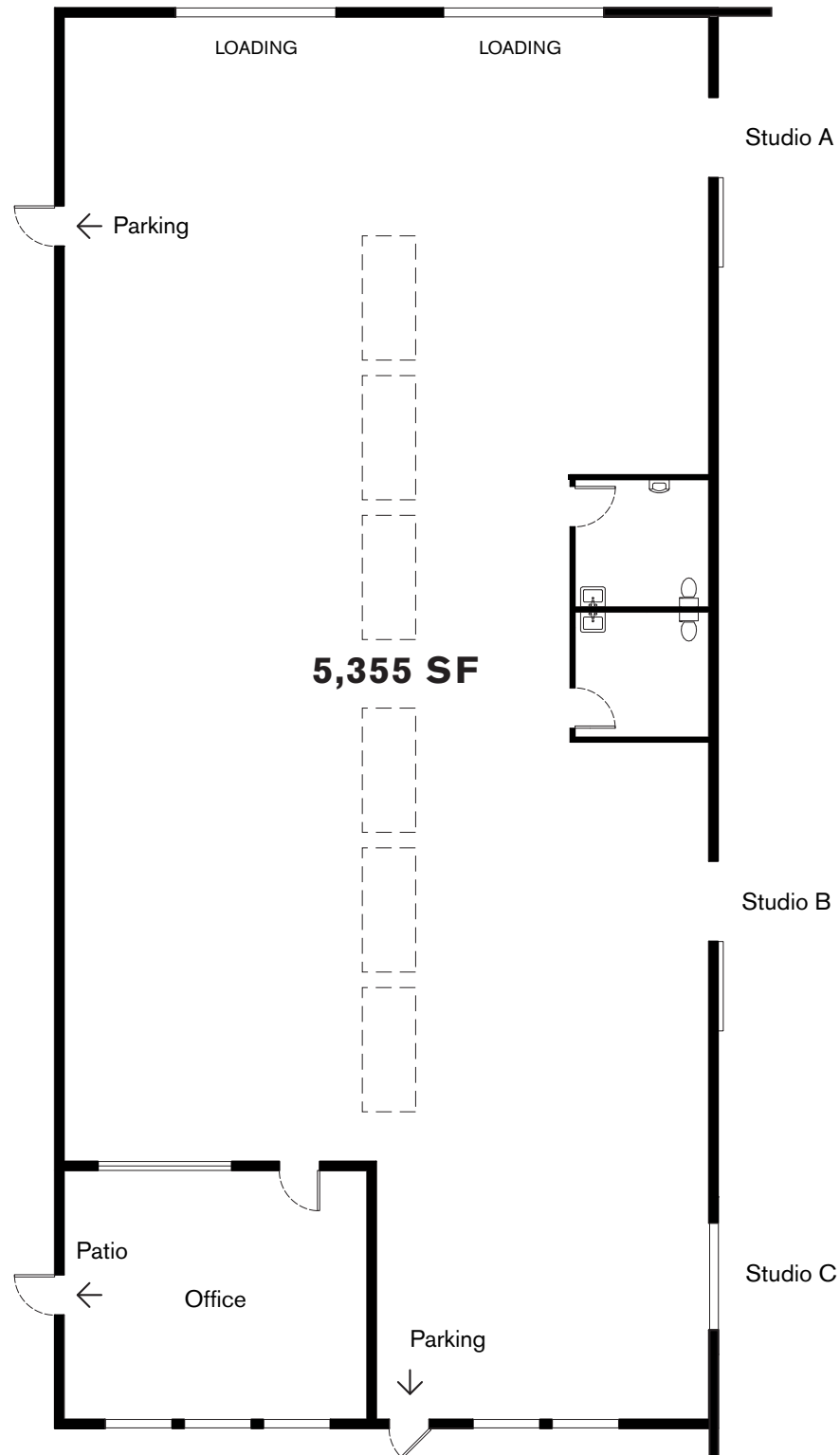
- Natural wood bow truss ceiling with raised skylights
- Sandblasted red brick walls
- 12' to 24' high ceilings
- 368 SF office with high ceilings, windows and patio access
- HVAC with exposed, galvanized ducting in office
- 2 new restrooms with all new fixtures and stainless accessories
- 2 glass storefronts
- Original factory windows with all new industrial wire glass
- New LED Lighting suspended with aircraft cables
- Two 58th Place facing 10' x 12'6" roll up overhead doors for drive-in loading
- Separately Metered 200AMP 208Y120V 3Ø Electrical Service

STUDIO D

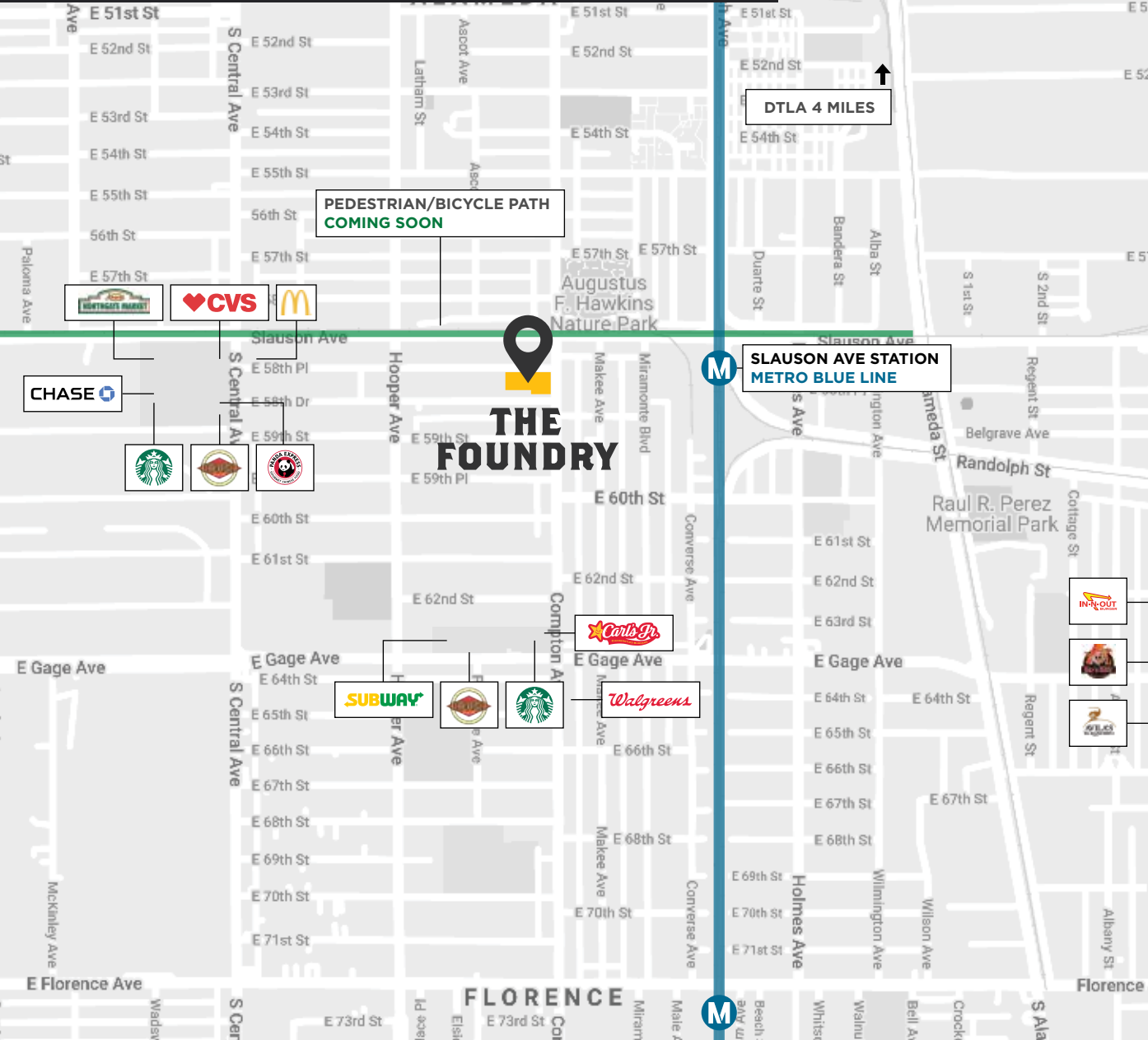
📍 1446 58TH PLACE.
LOS ANGELES 90001

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A HUB OF INNOVATION



FOOD AND RETAIL

AVILA'S EL RANCHITO (SINCE 1966) | CARL'S JR

CHASE BANK | CVS | FATBURGER

GRANNY'S KITCHEN (SOUL FOOD)

L.A. BANH MI COMPANY (VIETNAMESE) | MCDONALDS

MENCHIE'S FROZEN YOGURT | NORTHGATE MARKET

PANDA EXPRESS | RAY'S BBQ | STARBUCKS

...Plus a world of local eats and street food



NATURE PRESERVE

8.5 ACRE HAWKINS PARK WITH GRASS LAWNS,

PICNIC TABLES, NATIVE FLORA AND WETLANDS

ONE BLOCK AWAY



MINUTES FROM DOWNTOWN

SOUTH OF DTLA NEAR SLAUSON & CENTRAL,

WITH EASY I10 FWY ACCESS



SLAUSON METRO STATION WITHIN WALKING DISTANCE

METRO BLUE LINE TO DTLA IN 4 STOPS



TRANSIT

LA METRO BLUE LINE

The Blue Line is a 22.0-mile (35.4 km) light rail line running north-south between Los Angeles and Long Beach, California, passing through Downtown Los Angeles, South Los Angeles, Watts, Willowbrook, Compton, Rancho Dominguez and Long Beach in Los Angeles County.

The nearest Blue Line stop is just 1000 feet from The Foundry

PARKS

AUGUSTUS HAWKINS NATURE PARK

Catch a breath of fresh air right across the street at this 8.5 acre park with a beautiful craftsman courtyard, big grass lawns, picnic tables and lake with ducks, bunnies and other native wildlife.

Locked at night to keep out the riff-raff and beautifully maintained by The City.

 5790 COMPTON AVE

YELP RATING



FOOD

AVILA'S EL RANCHITO

Best Carnitas North of the Border since 1966, Avila's El Ranchito has been serving their legendary Mexican comfort food to customers who brave freeways from all over Southern California to eat there.

Popular birthday spot. But you'll have to wear a big, bright sombrero while the staff sings Happy Birthday.

 6703 SANTA FE AVE

YELP RATING



FOOD

GRANNY'S KITCHEN

Best fried chicken in Los Angeles. Period.

Served up with greens, black-eye peas, mac cheese, dressing, cranberry sauce, yams, sweet corn bread and a nice tall glass of Kool-Aid.

Or try the oxtail or pigs feet, when they have them and close with some delicious peach cobbler.

📍 5440 S CENTRAL AVE

YELP RATING



NEWLY UPGRADED 22,500 SF

- Clear-span industrial warehouses with offices and retail.
- Sandblasted red brick walls with high ceilings
- New skylights plus original factory windows with all new glass
- New restrooms, kitchens, electrical, lighting, HVAC and plumbing
- New 1200AMP 208Y120V 3Ø electrical service
- 6 units with separately metered electrical
- New interior and exterior LED lighting
- Secure, private parking lot with motorized gate
- Exterior patio with vintage styling
- Convenient grade level loading with brand new roll ups
- Solar electric system
- Commercial storefront glass doors and transoms
- Redundant high-speed broadband internet availability
- New perimeter surveillance camera system with mobile access

CREATIVE SPACE

- Minutes south of DTLA
- 1,000 feet from the Metro Blue Line Slauson Ave. Station
- Located in a US Opportunity Zone, unprecedented investment, economic development and tax deferral opportunities for savvy business owners
- 20 miles north of the Port of Los Angeles (primary North American port of entry for goods manufactured in Asia)
- Breathe fresh air and relax at the 8.5 acre Augustus F. Hawkins Nature Park, just 500 feet away
- Near Starbucks, BBQs, celebrated Mexican food and abundant, newly developed retail



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