

INDUSTRIAL FOR SALE/LEASE

**±4,210 SF BUILDING
ON ±6,400 SF OF LAND**

745 E 14TH PL, LOS ANGELES, CA 90021

PROPERTY HIGHLIGHTS

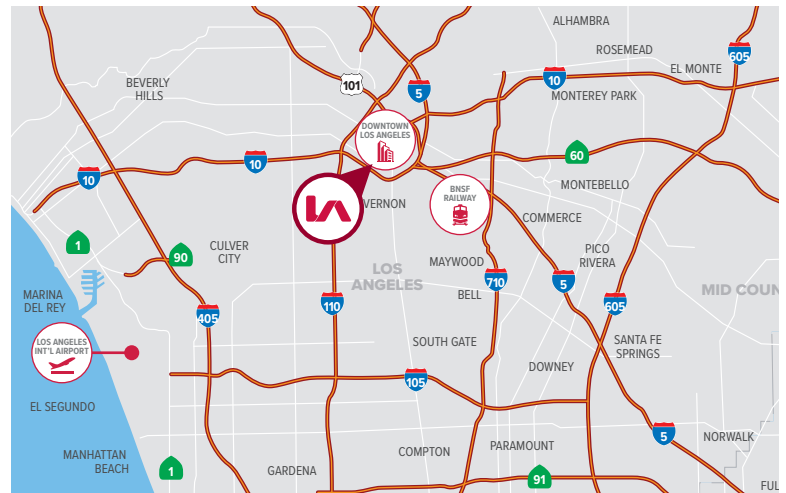
- Freestanding Industrial Warehouse Building
- Fully Fenced Rear Yard w/ Automatic Gate
- ±14' Clear-Height / 2 G.L. Loading Doors
- Immediate 10 FWY Access @ San Pedro St.
- High-Visibility: L.A. Face Mart Bldg. Adjacent
- For Sale & Lease - Immediate Occupancy

ASKING SALE PRICE

Acceptable to Owner

ASKING LEASE RATE

\$1.25/SF GRS



FOR MORE INFORMATION, PLEASE CONTACT



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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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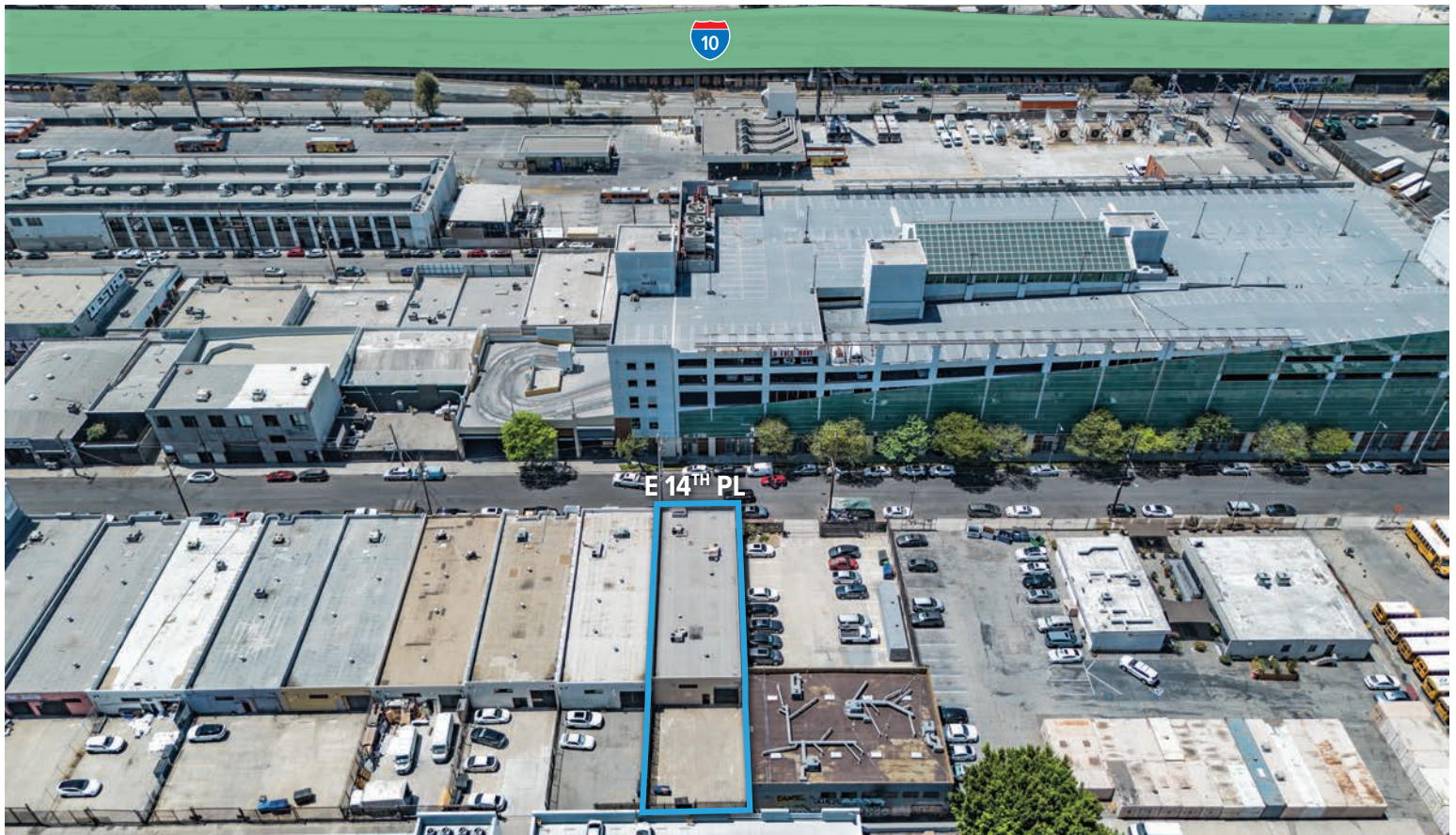
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PARCEL MAP



PROPERTY SUMMARY

Building Size	±4,210 SF
Land Size	±6,400 SF / ±0.15 AC
Office Size / R.R.'s	±990 SF / 2
Clear Height	14' Clear
Ground Level Door	2 (12'x12')
Power	200A, 120/240V (Verify)
Parking	±6 Parking Spaces
Construction/Year	Concrete / 1981
APN	132-020-008
Zoning	M2
Occupancy	Immediate / C.O.E.



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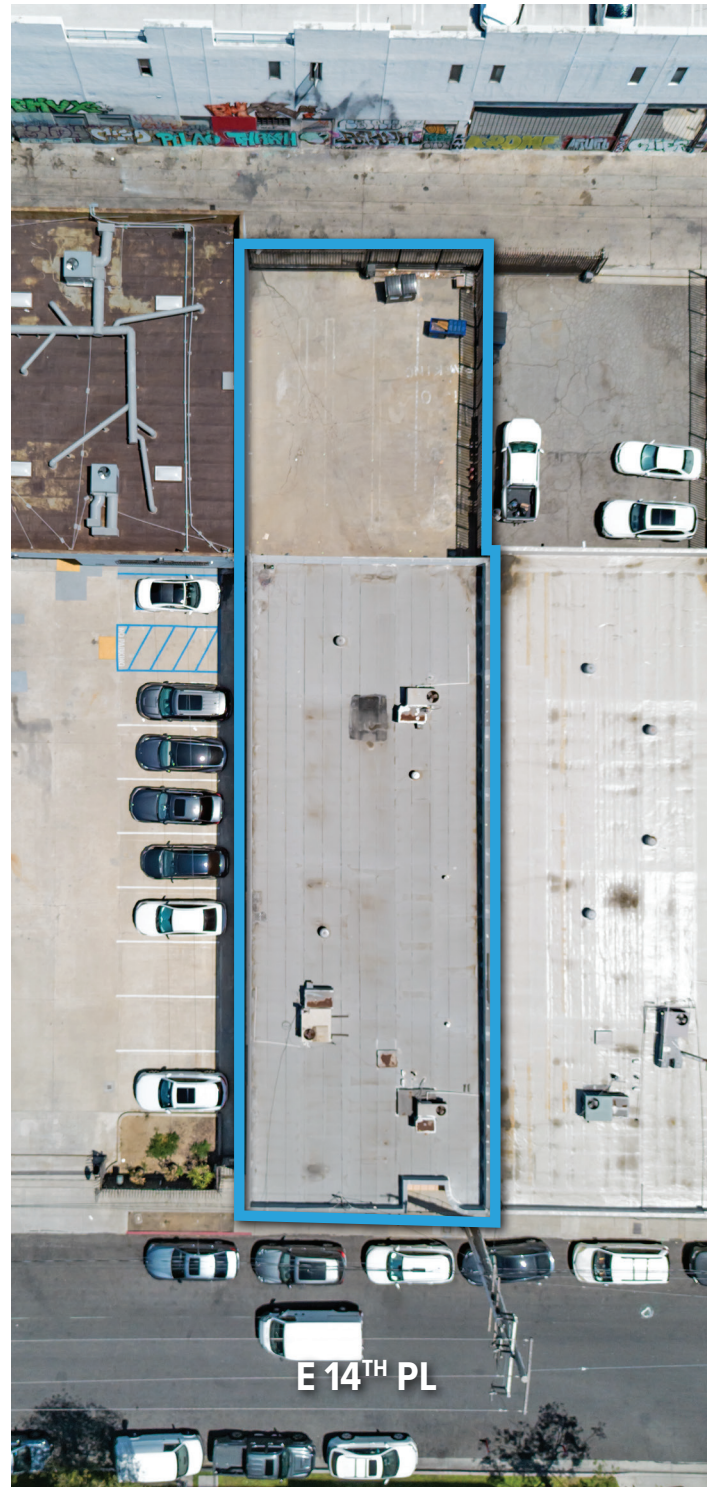
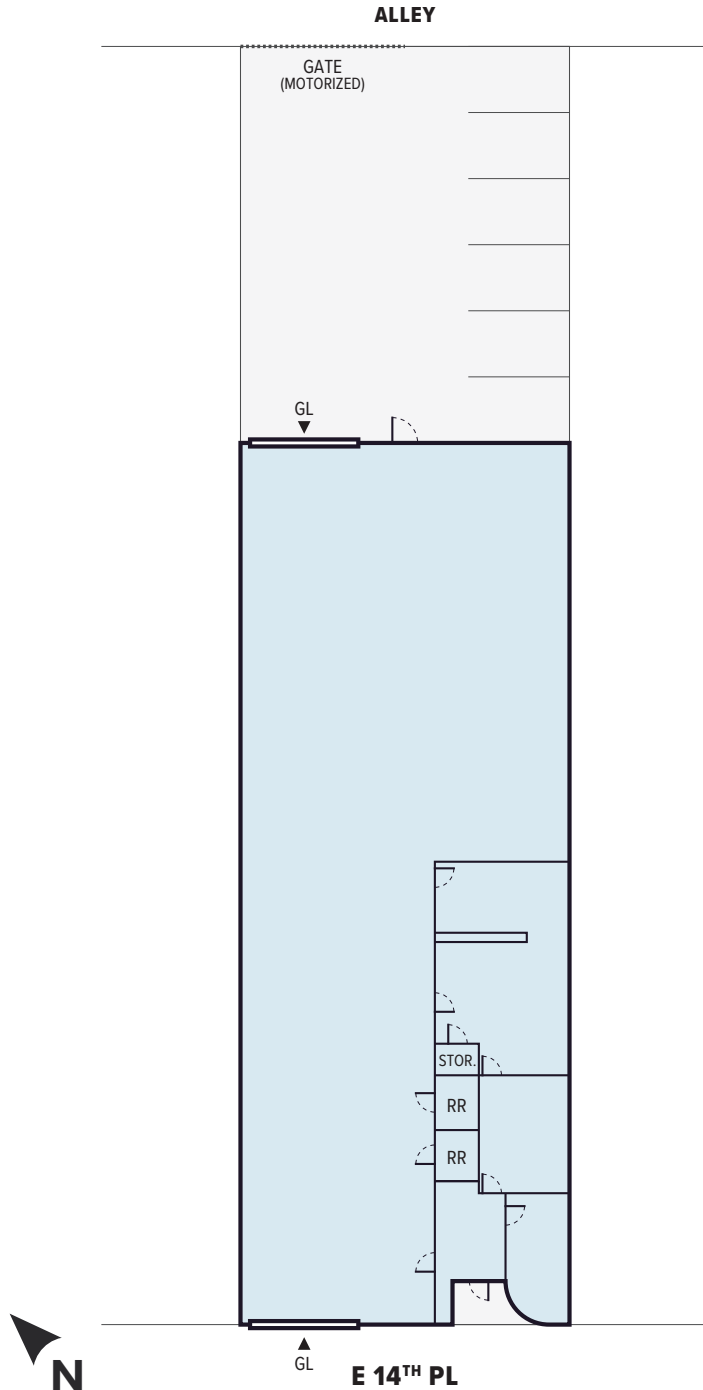
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PROPERTY SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to Verify

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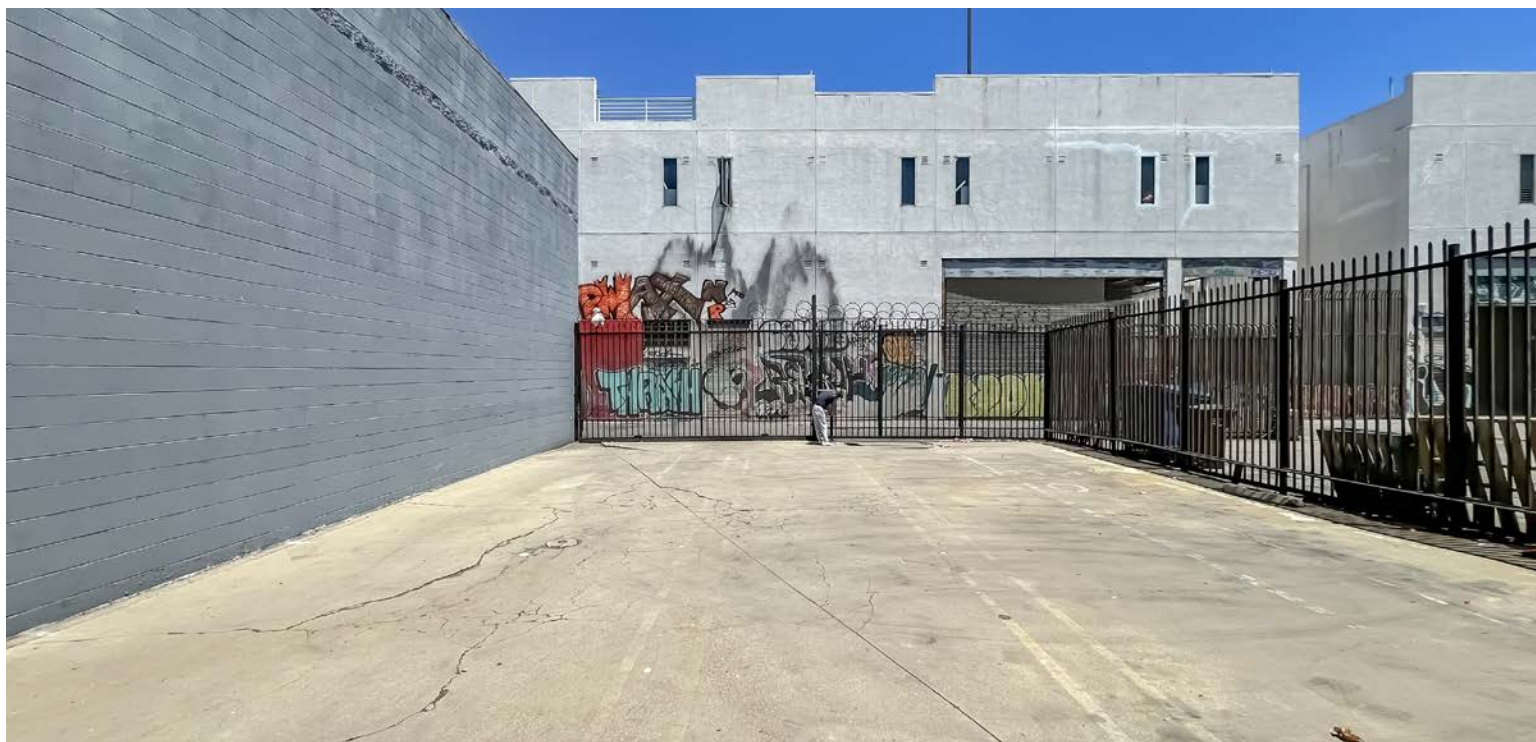
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