



FOR SALE

13400 S. Figueroa Street, Los Angeles CA 90248

78,141 SF Land Parcel with 13,450 SF Industrial Building \$5,900,000



FEATURES

Land Square Footage	78,141
Building Square Footage	13,450
Office Square Footage	5,682
Parking	27 (more available)
Dimensions	435'x180' Lot & 93'6"x120' Bldg.
Loading	2 (12' x 14') Ground Level Door 1 Truck High
Minimum Ceiling Clearance	19'
Power	600 Amps, 480/277 Volts, 3 Phase
Sprinkler System	Yes
Year Built	2006
Construction	Concrete Tilt-Up
Zoning	LAMR1 & LCM3*

HIGHLIGHTS

- Rare 1.8 acre concrete paved & fenced storage yard
- 5,682 SF of creative two story office space
- 7,637 SF warehouse or vehicle maintenance area
- Excellent owner/user or investor opportunity
- Majority of property is located in Unincorporated LA County

ACCESSIBILITY

MILES TO

Los Angeles International Airport	10.5
Long Beach Airport	15.0
Los Angeles & Long Beach Ports (both)	15.0
Intermodal Container Transfer Facility	10.0

IMMEDIATE ACCESS TO

110, 105, 91, and 405 Freeways



WESLEY BABI

LICENSE #01822752
310.436.6481
wbabi@lareminc.com



ED WHITTEMORE

LICENSE #00935219
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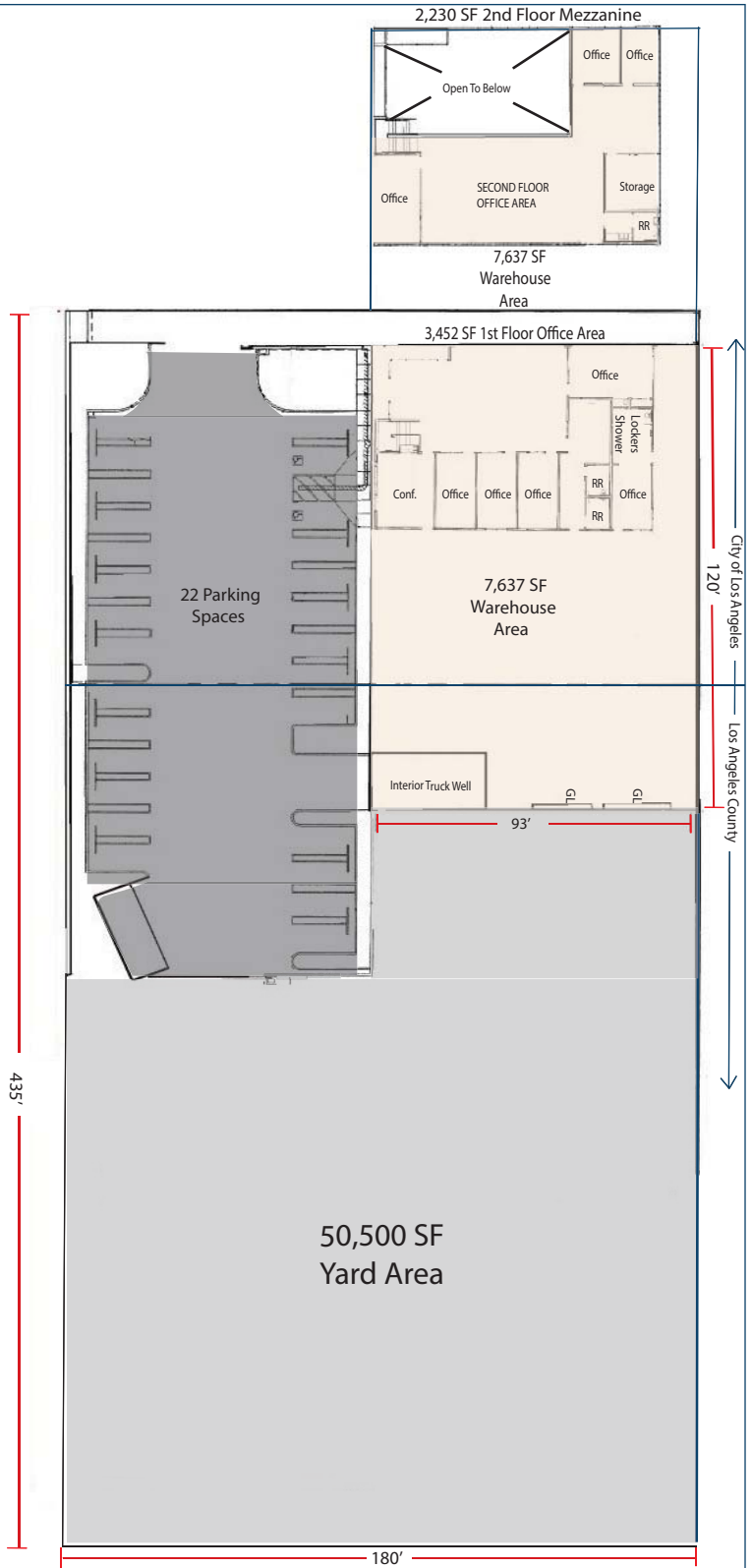
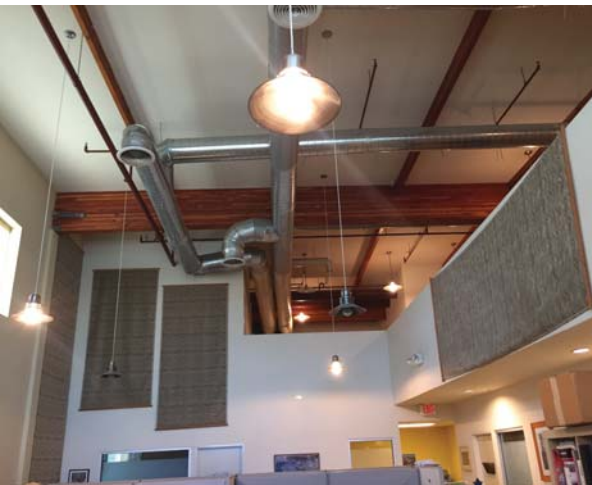
310.719.1585 // lareminc.com
165 Savarona Way, Carson, California 90746

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Office Area and Site Plan

13400 S. Figueroa Street, Los Angeles



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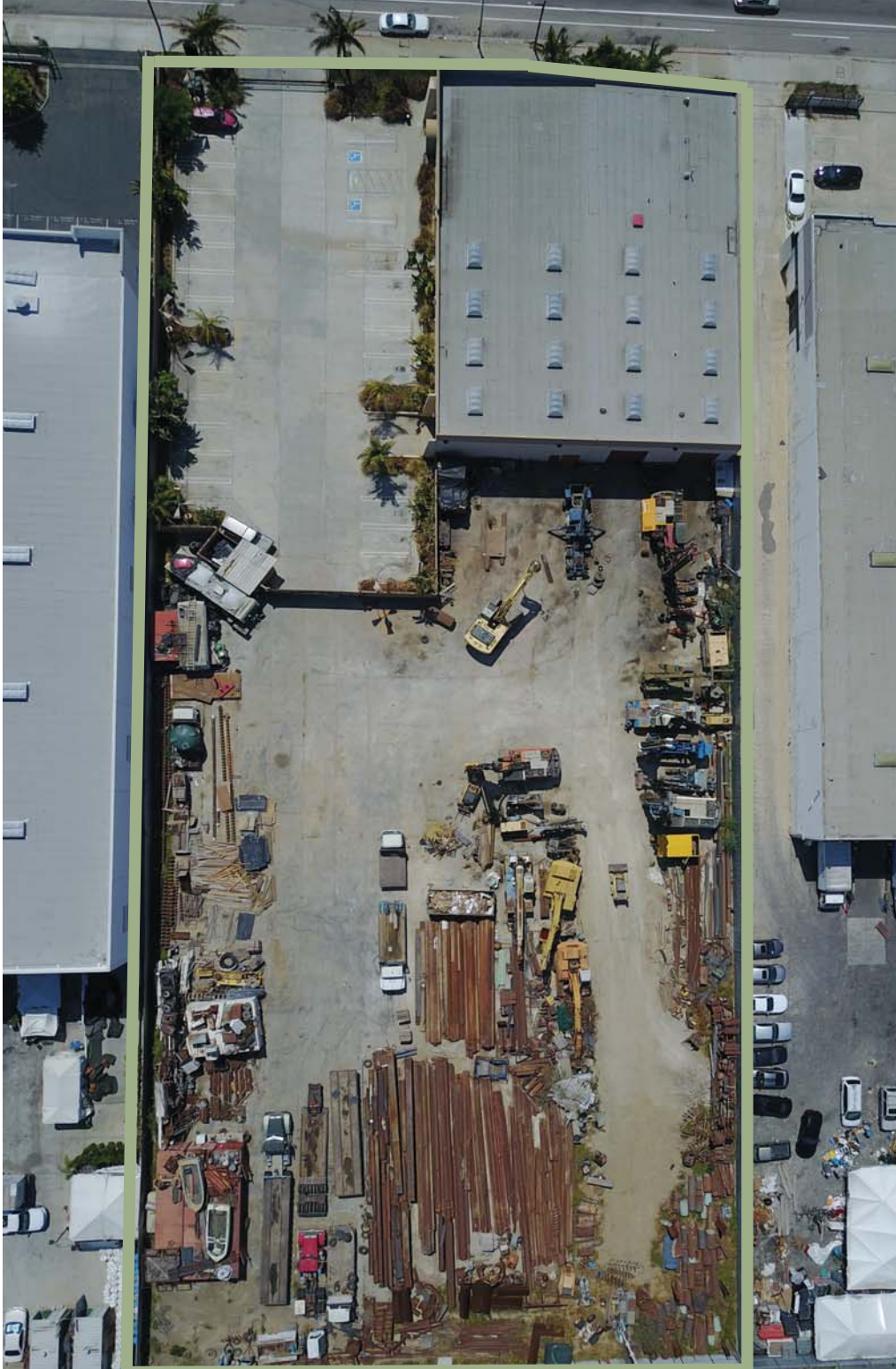
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Aerial

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