

FOR SALE

327-339

EAST 58<sup>TH</sup> STREET

LOS ANGELES • CA • 90011

58,675 SQ. FT.  
OF BUILDINGS



DOWNTOWN  
LOS ANGELES



S SAN PEDRO ST

TOWNE AVE

AVALON BLVD

E 58TH ST

SLAUSON AVE





SPRINKLER VALVE



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PROPERTY HIGHLIGHTS

- Property Completely Refurbished
- 58,675 SF of One-Story Structures on 66,300 SF of Land
- Structures Include: 42,095 SF and 16,580 SF on Three Parcels
- Can be Sold Together or Separately:
  - 58,675 SF Building on 66,300 SF Land
  - 42,095 SF Building on 45,900 SF Land
  - 16,580 SF Buildign on 20,400 SF Land
- Exposed Wood Bow Truss Roof
- New Windows, Skylights – Abundant Natural Light
- Great for Fashion, Design, Showroom, Flex, & Creative Uses
- Fenced Yard for Parking and Loading
- 520' Frontage on 58th St for Additional Street Parking
- Close Proximity to Downtown LA Trade Districts, Approximate 10 Minute Drive from the San Pedro Wholesale Mart
- Located in Los Angeles State Enterprise Zone - Tax Incentives (Buyer to Verify)
- Between San Pedro St and Avalon Blvd
- Quick Access to Harbor (110) Freeway Via Slauson Ave
- Ideal for User to Occupy Part and Lease Out Balance
- Additional Address: 5717 Towne Ave
- One Block North of Slauson Ave

PRICING SUMMARY

- Asking Sale Price: \$7,250,000 (\$123.56 PSF)

For More Information,  
Please Contact

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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers/Tenants should consult with their independent advisors to determine if the property is suitable for their needs.

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## PROPERTY FEATURES

TOTAL BUILDING SF:	58,675 SF
TOTAL LAND SF:	66,300 SF
OFFICE SF:	970 SF
RESTROOMS:	7
LOADING:	9GL (TH Possible Via Well)
POWER:	1,000A, 480V, 3Phase, 3 Wire
CLEARANCE:	10' - 15'
ZONING:	MR1
YEAR BUILT:	1940 or 1946
PARKING	TBD
SPRINKLERED:	Yes
SKYLIGHTS:	Yes
APN:	5101-008-001, 002, 022





327-339 E 58TH ST • LOS ANGELES

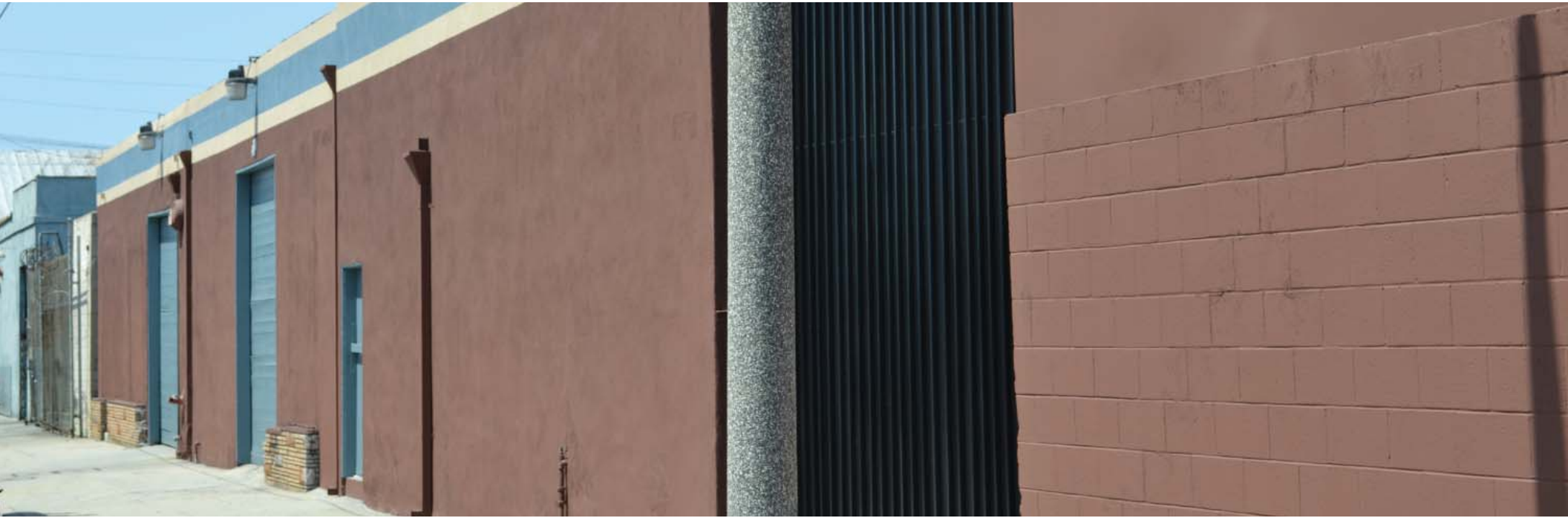
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PROPERTY PHOTO



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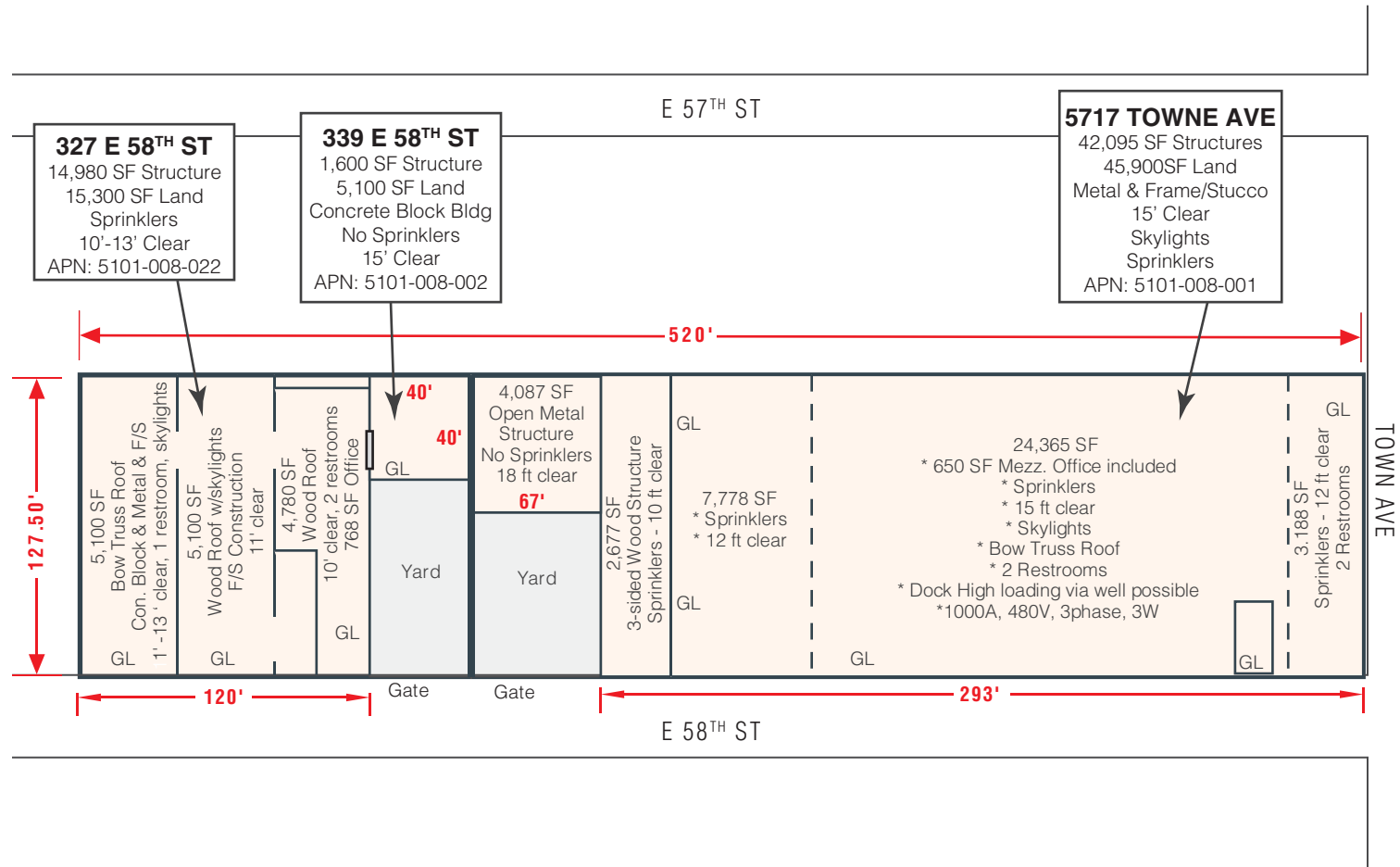








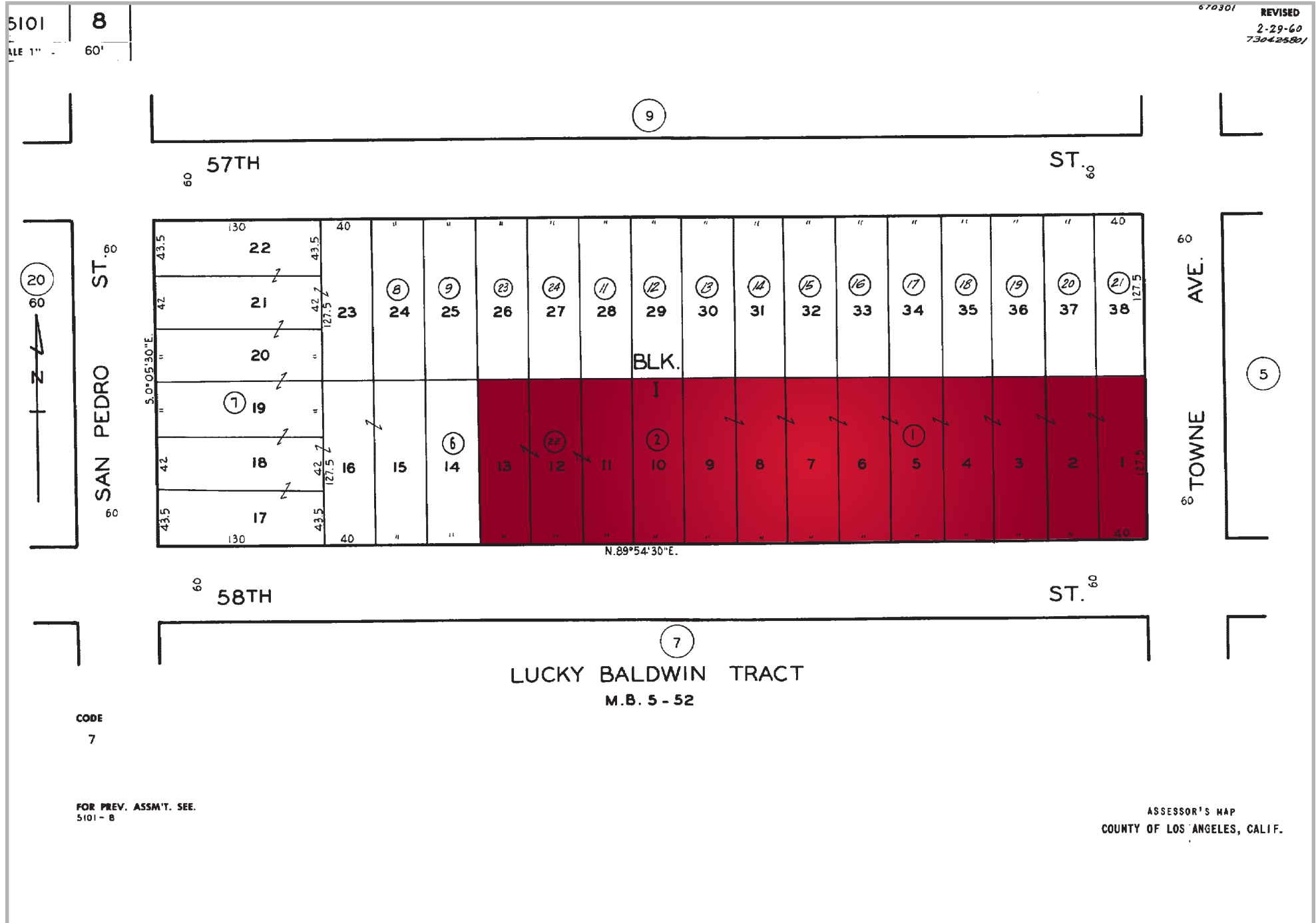




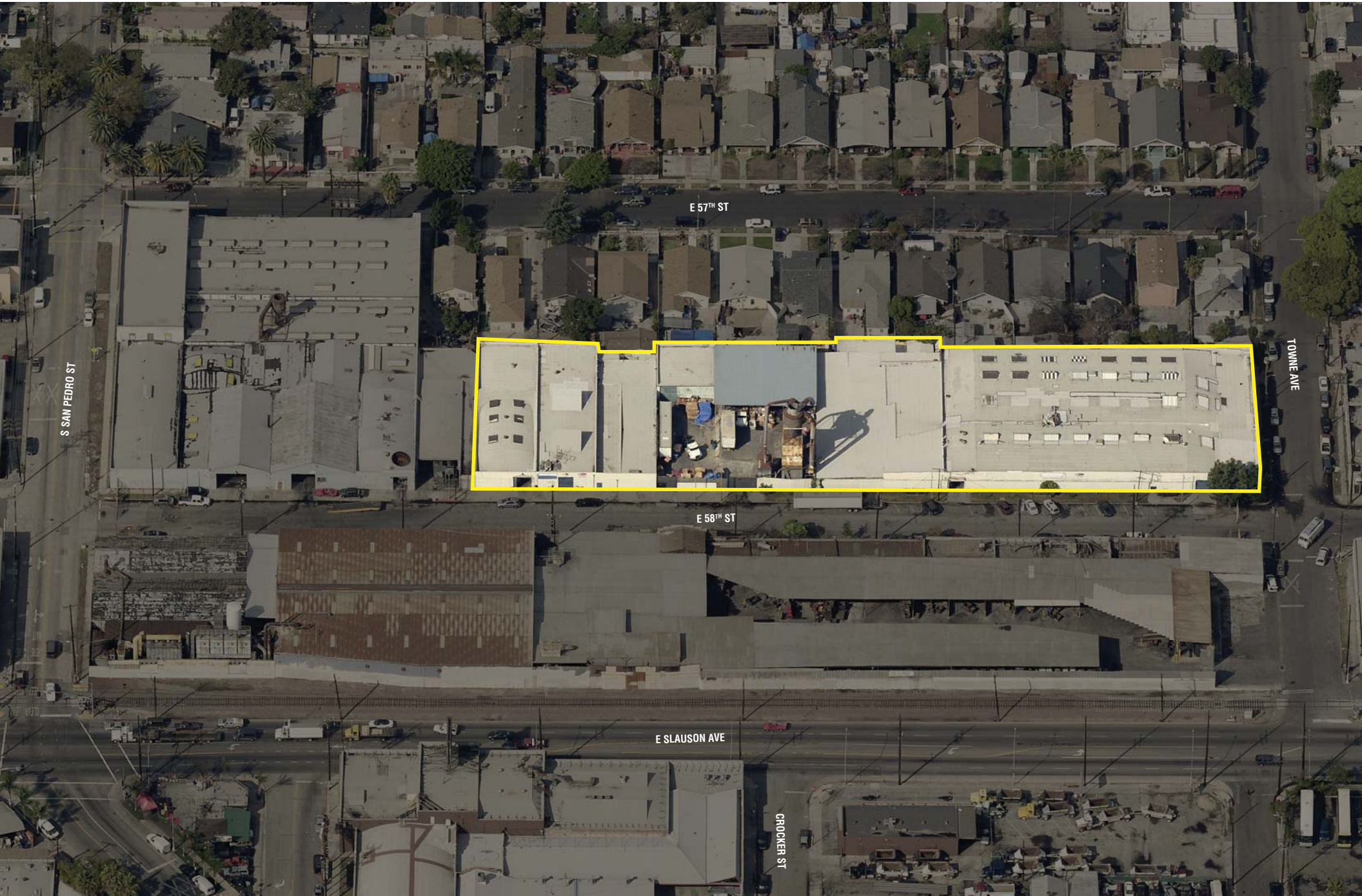
NOTE: Drawing not to scale. All measurements, sizes, clearance are approximate and must be verified by buyer. Broker makes no representation regarding sizes, clearance, etc. Buyer must hire consultants during buyer's due diligence period to measure all structures and verify the exact square footages.



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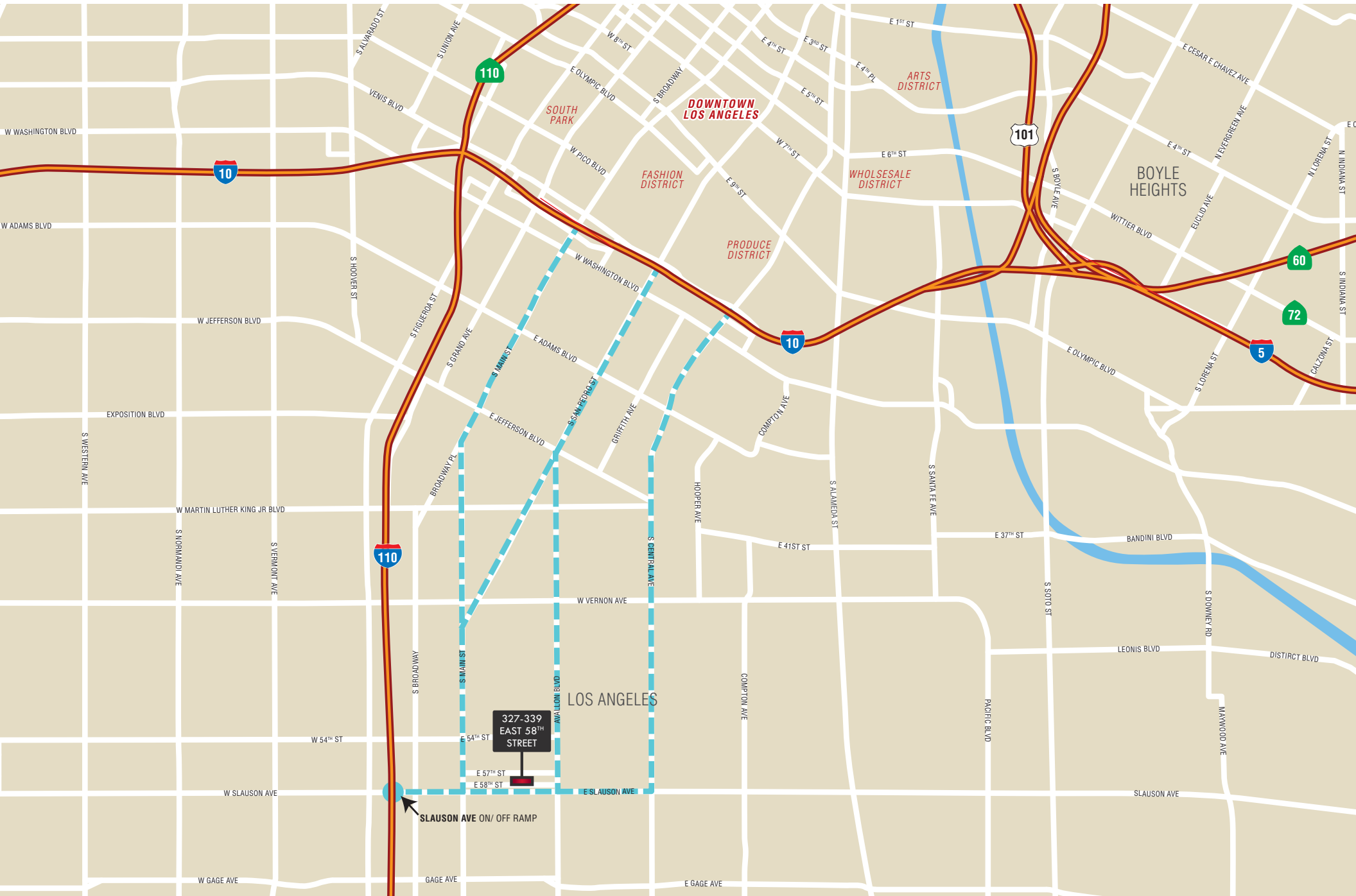








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