

# INDUSTRIAL PROPERTY FOR SALE

## Manufacturing/Warehouse

BUILDING SF: 20,600

LAND SF: 27,000



**1710 CORDOVA STREET, LOS ANGELES, CA 90007**

- Clean manufacturing/warehouse facility: Must see!
- Modern concrete tilt-up construction
- Prime location one block south of Washington Blvd and just west of Vermont Avenue
- Just minutes to Downtown Los Angeles
- HVAC throughout — Heavy power — High clearance
- Dock high and ground level loading
- 2,000 SF of finished mezzanine offices
- Fenced and paved parking for 20 vehicles
- Zoned LA M1-1
- Asking price: \$6,200,000 (\$300.97 per SF)
- Property is vacant and available immediately

*For More Information, Please Contact*

**BRADLEY A LUSTER**

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### PROPERTY DETAILS

Building Area.....	20,600 SF
Land Area.....	27,000 SF
Zone .....	LA M1-1
Year Built.....	1974
Construction .....	CTU
Mezzanine Office Area.....	2,000 SF (10)
Ceiling Height .....	18'
Parking .....	20
Ground Level Loading.....	1: 10x12
Dock High Loading .....	1: 10x12
Power .....	1600A/120-240V/3-Ph/4-Wire
Sprinklered .....	No

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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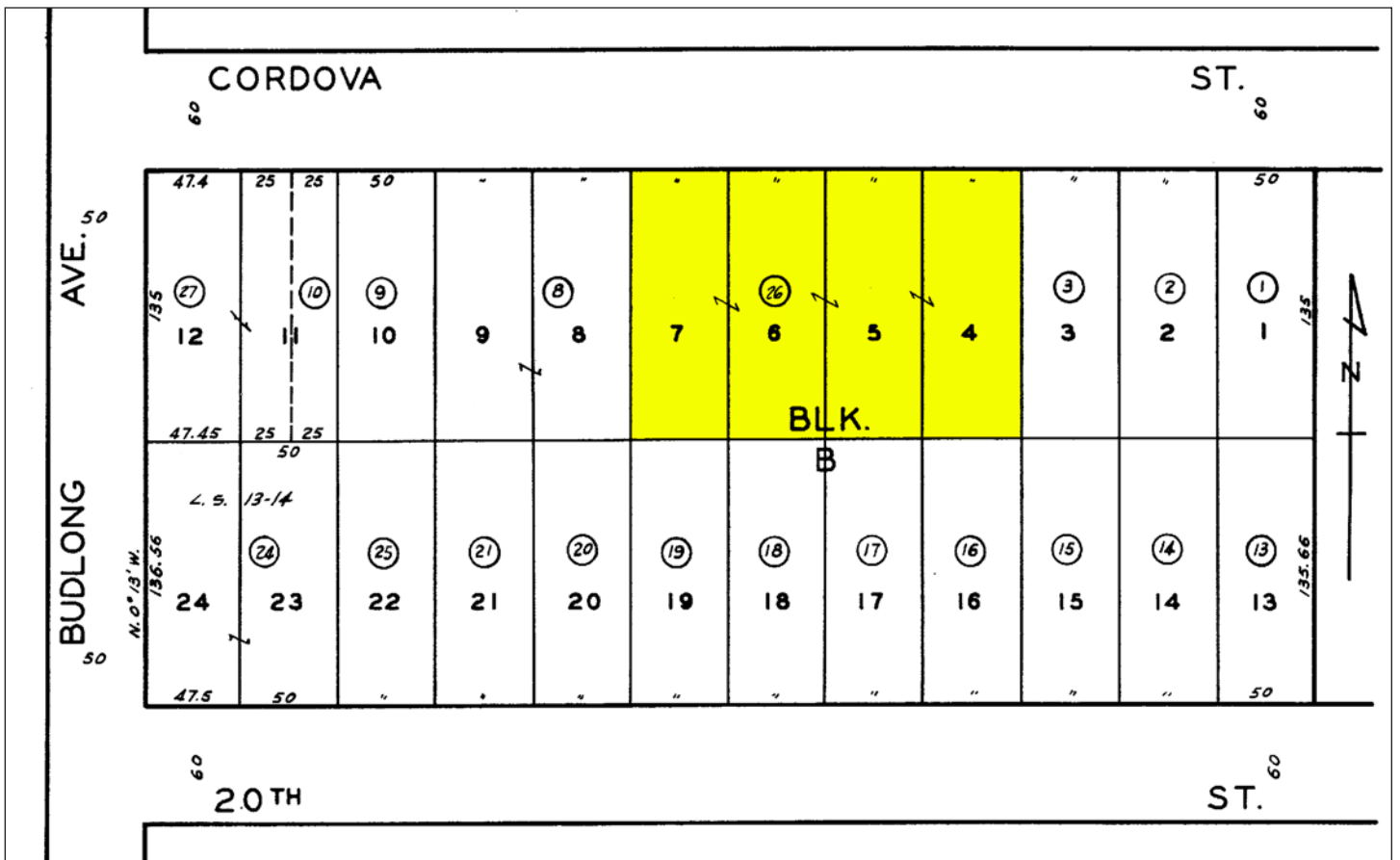


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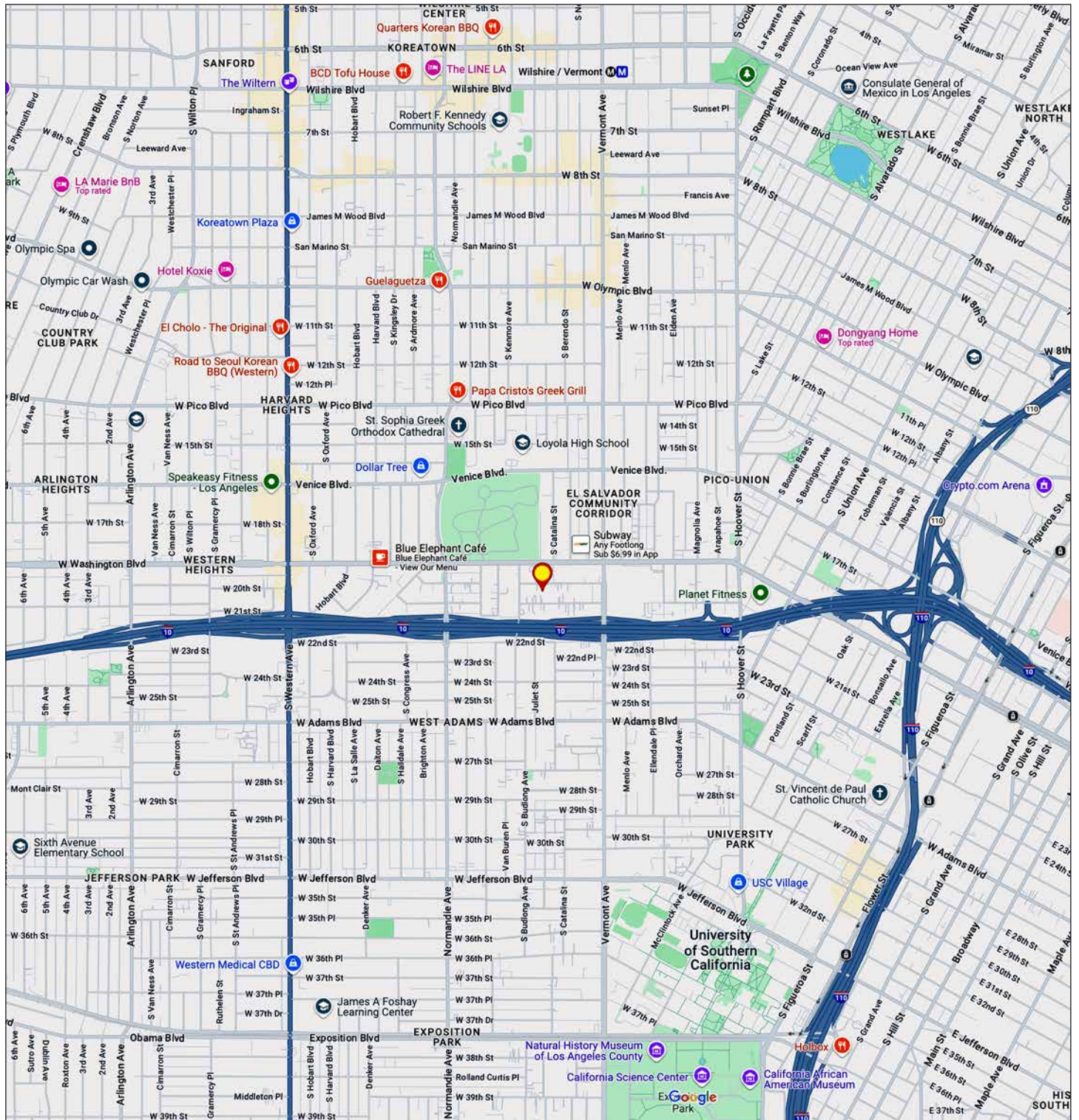


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