

INDUSTRIAL FOR SALE

AVAIL SF: 9,060

TOTAL BLDG SF: 9,060



ADDRESS 2852 E 11TH ST, LOS ANGELES CA ZIP 90023

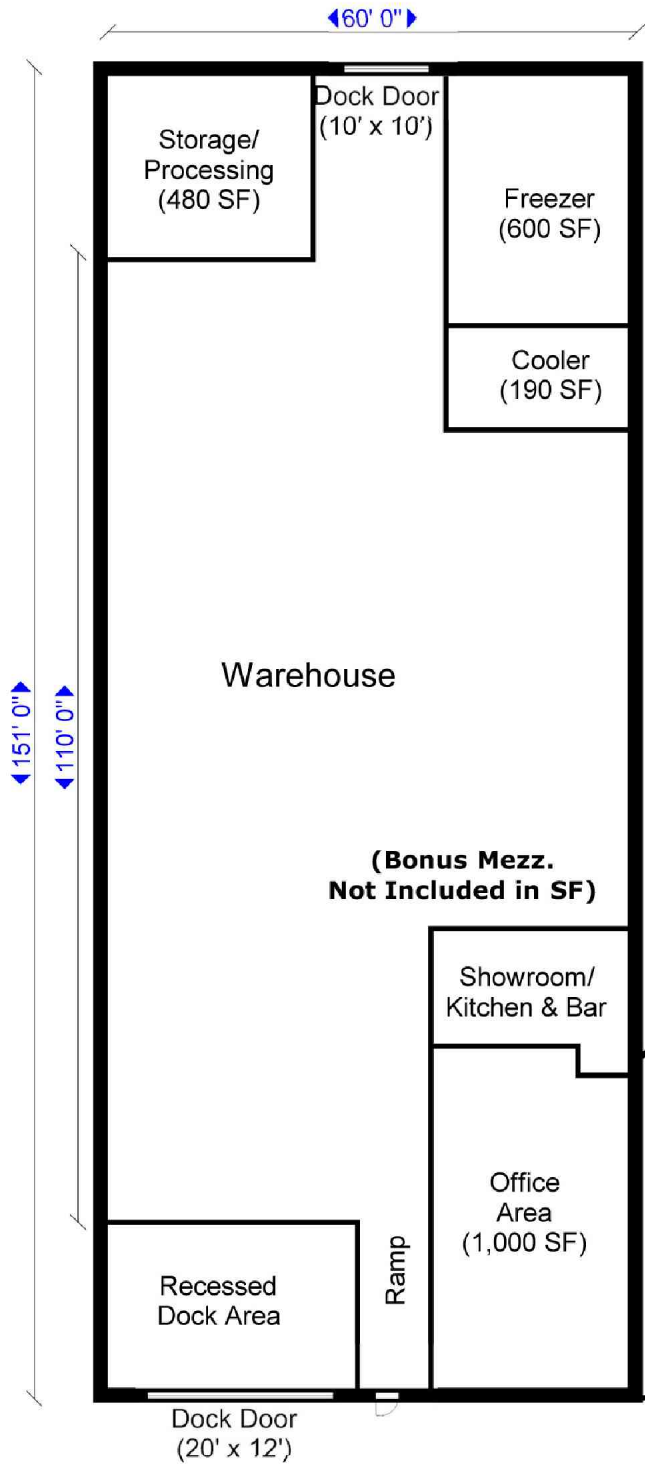
**Close to Downtown, Near Olympic & Soto
Walk-In Freezer & Cooler Space – Approx 790 SF
\$300,000+ In Upgrades, \$16,000 Security System Included
Immaculate Custom Offices, Kitchen, Bar
Newer Bow Truss Roof, Front & Rear Dock**

LEASE RENTAL \$ NFL /mo Gross _____ Net 0.000 Term _____
 SALE PRICE \$ 1,294,900 Price/SF \$ 142.92 Possession COE Tax \$ 11,259.00 Yr 2009-2010
 Avail SF 9,060 Power A 400 V 480-480 Ø 3 W 4
 Min. SF 9,060 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 10,019 Truck Hi Pos 2 Dim 20X14, 10X10
 Const MIX Roof STB Grd Lev Drs 0 Dim _____
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
 Sprinklered NO Min Clear Height 12 OFFICE DATA Office SF 1,000 # 4
 Pkg 5 Yard No Yr Blt 1940 A/C N Heat N Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 675-A1 Zone LA M3 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region C Listing # 1241850
x 205 FIRM Penta Pacific Properties 03/04/11
 FTCAF CB250Y200S250/AOAA Notes Do not disturb owner/occupant. Rear loading dock access via abandoned rail spur easement, near east L.A. fwy interchange. Sp. Feat: Freezer, Cooler, Food Processing Facility & Free Standing Building. Const: Brick & Concrete Block.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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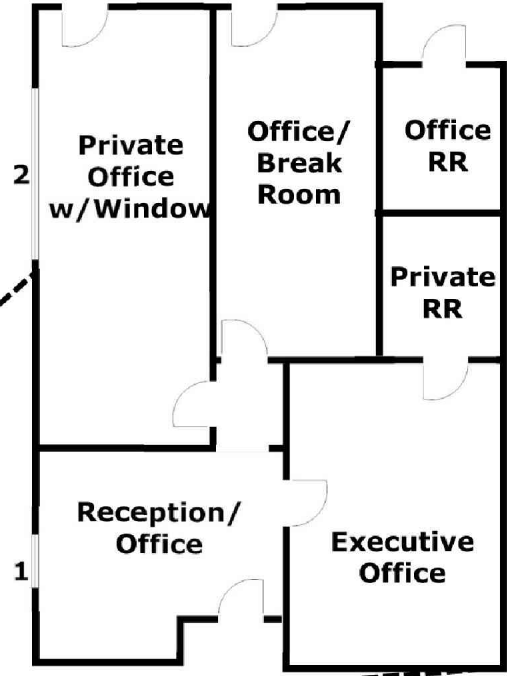




2852 E 11th St
Los Angeles, CA 90023

9,060 Square Feet

***Showroom/Kitchen/Bar Area can be used as open office as well**



1- Window: 4'x4' 2- Window 10'x4'



Penta Pacific Properties

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