



**PRICE REDUCTION**

**MINUTES AWAY FROM USC, BANC OF CALIFORNIA STADIUM, LA COLISEUM**

# **FOR SALE OR LEASE**

**±5,184 SQUARE FEET INDUSTRIAL WAREHOUSE  
ON ±8,102 SQUARE FEET OF LAND**

**3115 S. GRAND AVE.  
LOS ANGELES | CA**

FOR MORE INFORMATION, PLEASE CONTACT:

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±5,184 SF INDUSTRIAL WAREHOUSE

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### PROPERTY FEATURES:

- Available SF: 5,184 SF
- \$1,999,999.00 Asking Sale Price
- PSF: \$385.80
- Lease Rate: \$2.50/PSF/Month Gross
- Asking: \$12,960/Month Gross
- Prop Lot Size: 0.19 Ac / 8,102 SF
- Clear Height: 14'
- GL Doors/Dim: (1) One 10' x 12'
- Power: A: 200 V: 240 0: 3 W: 4
- Zoning: LA M1
- Construction Type: Brick
- On Site Fenced/Gated Secure Private Parking Lot
- Brand New Roof
- Parking Spaces: 8
- Clear Span Creative Warehouse
- Excellent Natural Lighting with Skylights
- Secure Building
- Built in 1960 and 2023 Fully Refurbished
- Clean Warehouse/Office
- One Block away from the 110 FWY on/off Ramps
- Secure Private Patio in Back
- Fully Air-Conditioned Warehouse
- A Few Blocks Away From USC, Banc of California Stadium, LA Coliseum



Warehouse/Distribution/  
Manufacturing



Built in 1960  
2023 Fully  
Refurbished



Excellent Natural  
Lighting with  
Skylights



A: 200 V: 240  
0: 3 W: 4  
Power



One Block away  
from the 110 FWY  
on/off Ramps

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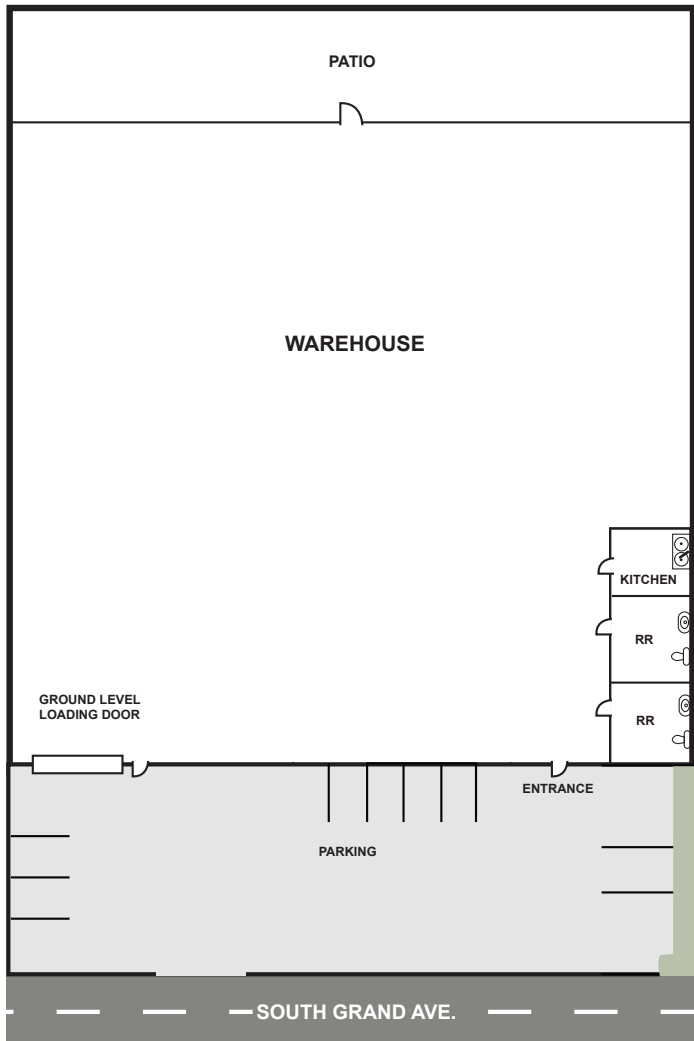
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COMMERCIAL REAL ESTATE SERVICES

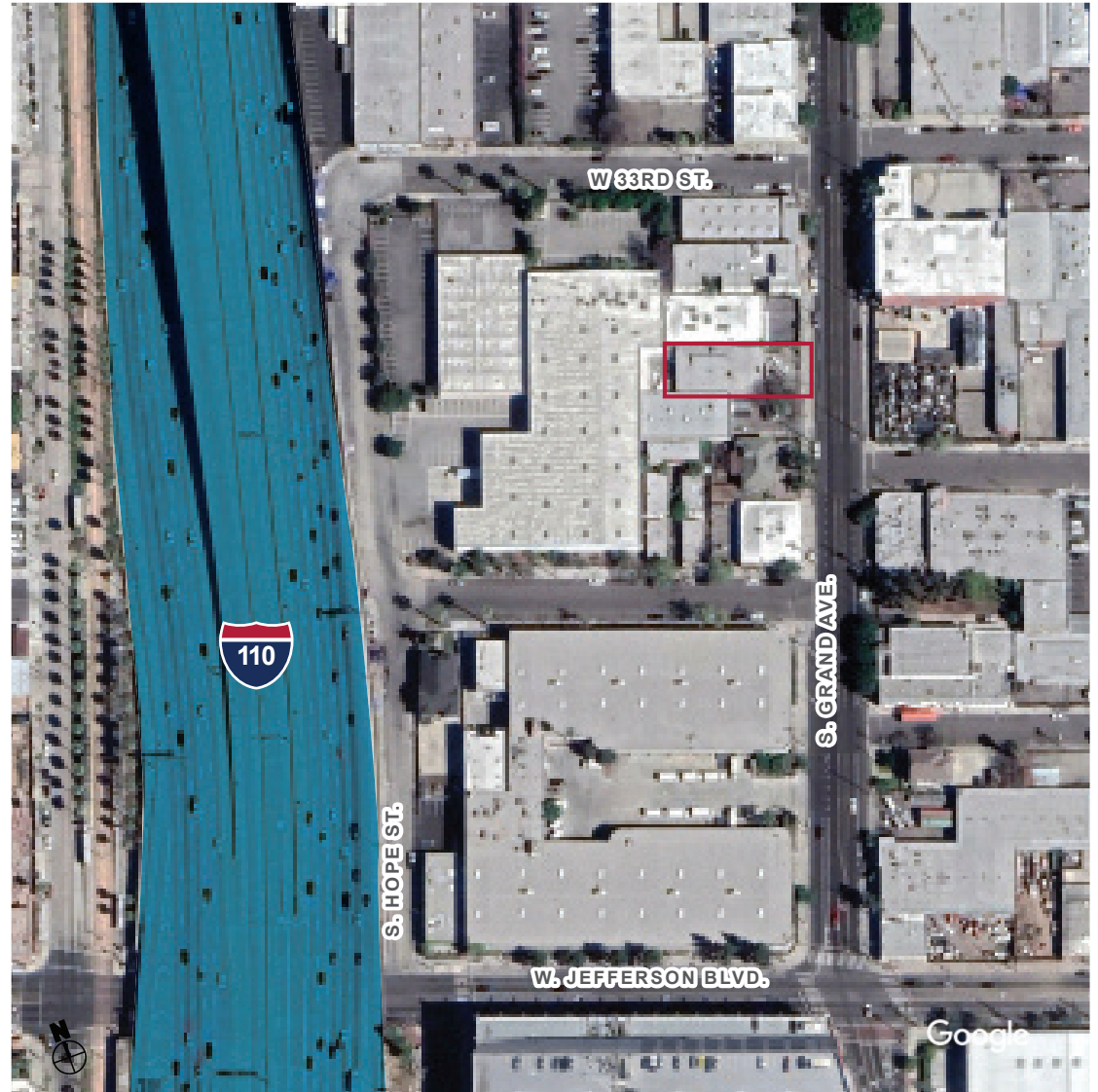
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**PARCEL MAP & AERIAL**



NOT TO SCALE



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PHOTOS

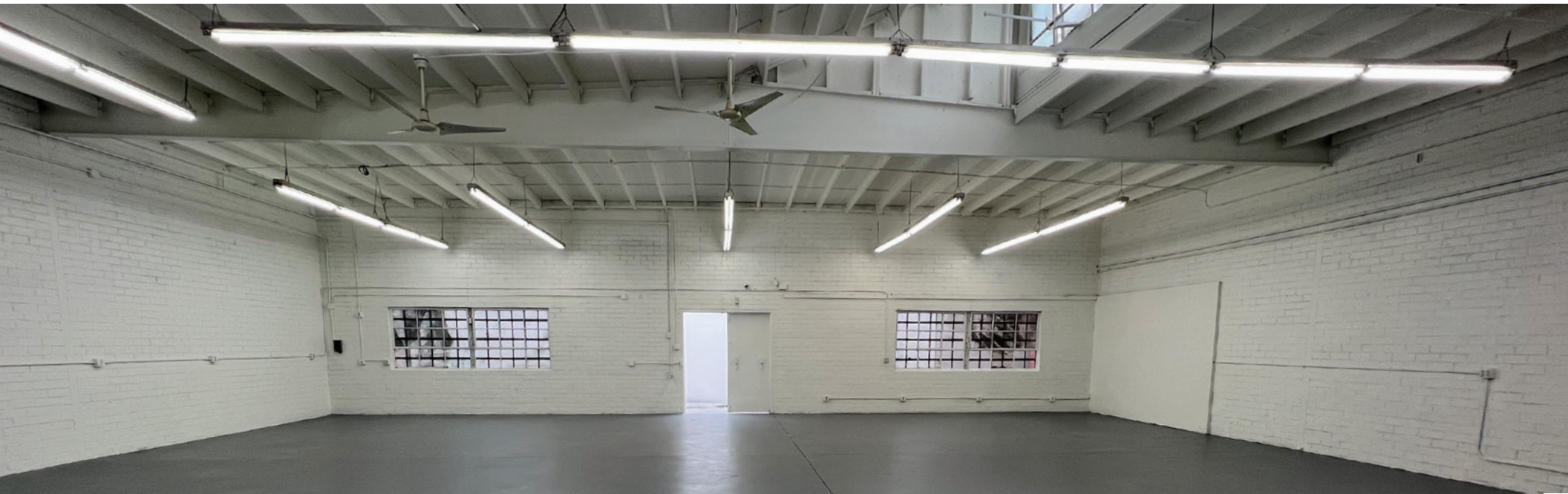


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AMENITIES MAP



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**LOCATION HIGHLIGHTS**



Located in an Opportunity Zone

**OPPORTUNITY ZONE**

**BENEFITS**

- Deferral of capital gains on federal tax through a qualified opportunity fund
  - Step-up in basis (up to 15%) depending on holding period
  - Allows for real estate as well as securities and partnership interest to be invested in opportunity zones via opportunity funds
  - No capital gains tax on the opportunity zone investment funds held for at least 10 years
- map by cartifact\*

**COMMUTER RAIL**



**Jefferson/USC Transit Stop (Expo Line)**  
 2 Min. | .3 Miles  
**LATTC/Ortho Institute Transit Stop (Expo Line)**  
 3 Min. | .7 Miles

**AIRPORT**



**Los Angeles International Airport**  
 21 Min. | 13.1 Miles  
**Bob Hope Airport**  
 29 Min. | 16.2 Miles  
**Long Beach-Daugherty Field Airport**  
 28 Min. | 20.4 Miles

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