

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



FOR SALE

±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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COMMERCIAL REAL ESTATE SERVICES

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PROPERTY FEATURES:

- Available SF: 5,184 SF
- \$2,195,000.00 Sale Price
- PSF: \$423.42
- 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 O: 3 W: 4
- Zoning: LA M1
- Office SF / #: 1,125 SF / 5
- Construction Type: Brick
- Vacant Now
- On Site Fenced/Gated Secure Private Parking Lot
- Parking Spaces: 8
- Clear Span Creative Warehouse with Skylights
- Secure Building
- Built in 1960 and Just Fully Refurbished
- Clean Warehouse/Office
- One Block away from the 110 FWY on/off Ramps
- Secure Private Patio in Back
- Fully Air-Conditioned Warehouse and Office
- A Few Blocks Away From USC, Banc of California Stadium, LA Coliseum
- Same Family Ownership for Over 50 Years



Warehouse/Distribution/
Manufacturing



Built in 1960
2022 Fully
Refurbished



Excellent Natural
Lighting with
Skylights



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



One Block away
from the 110 FWY
on/off Ramps

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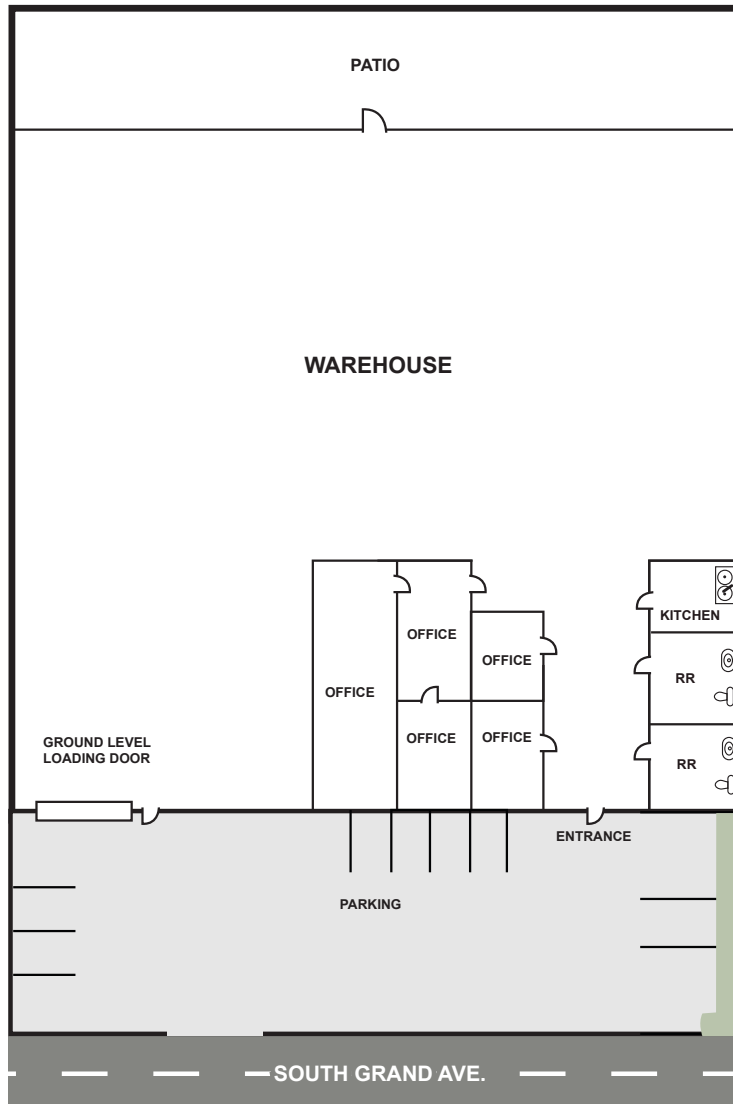
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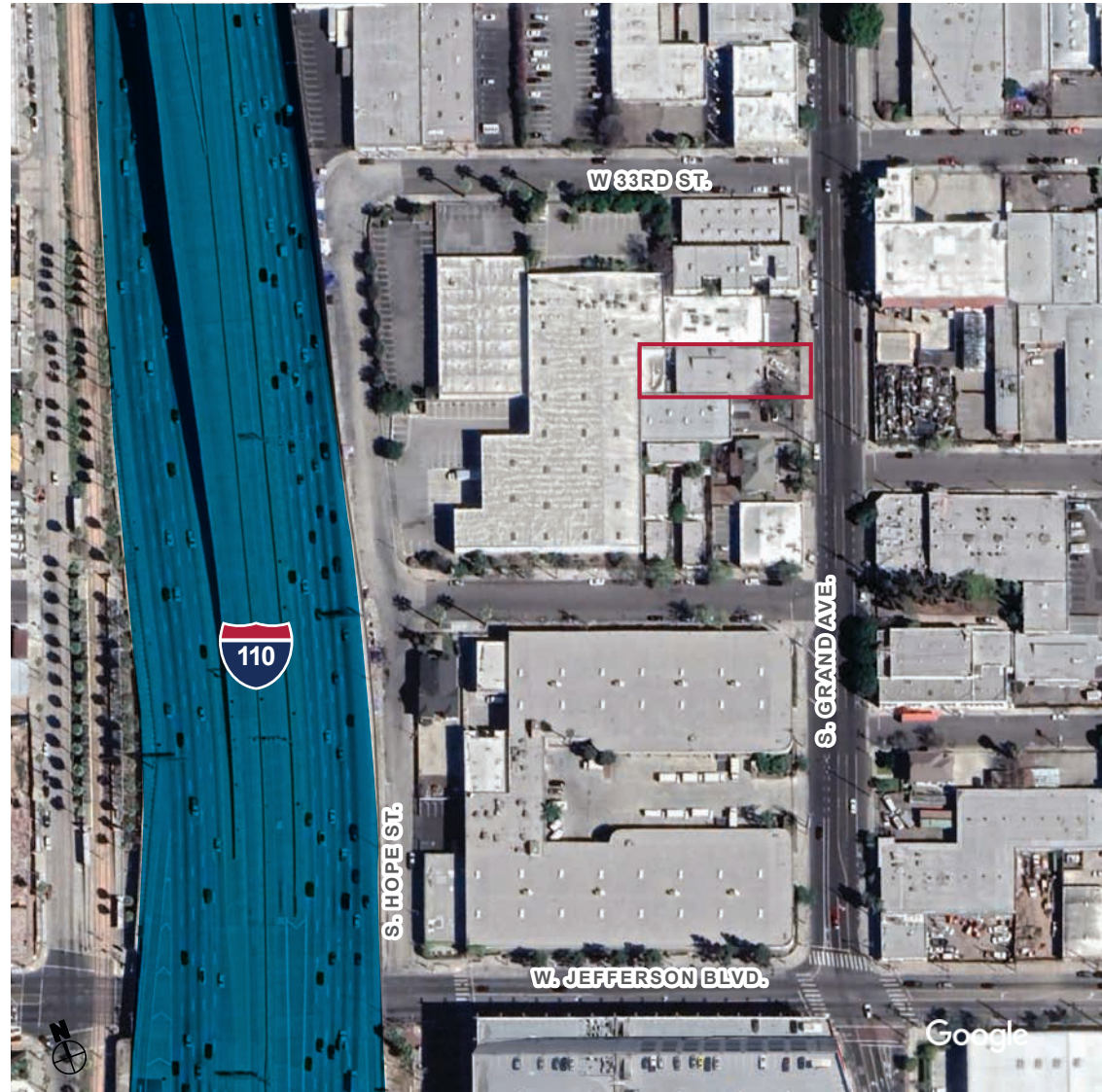
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NOT TO SCALE

PARCEL MAP & AERIAL



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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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