



1601

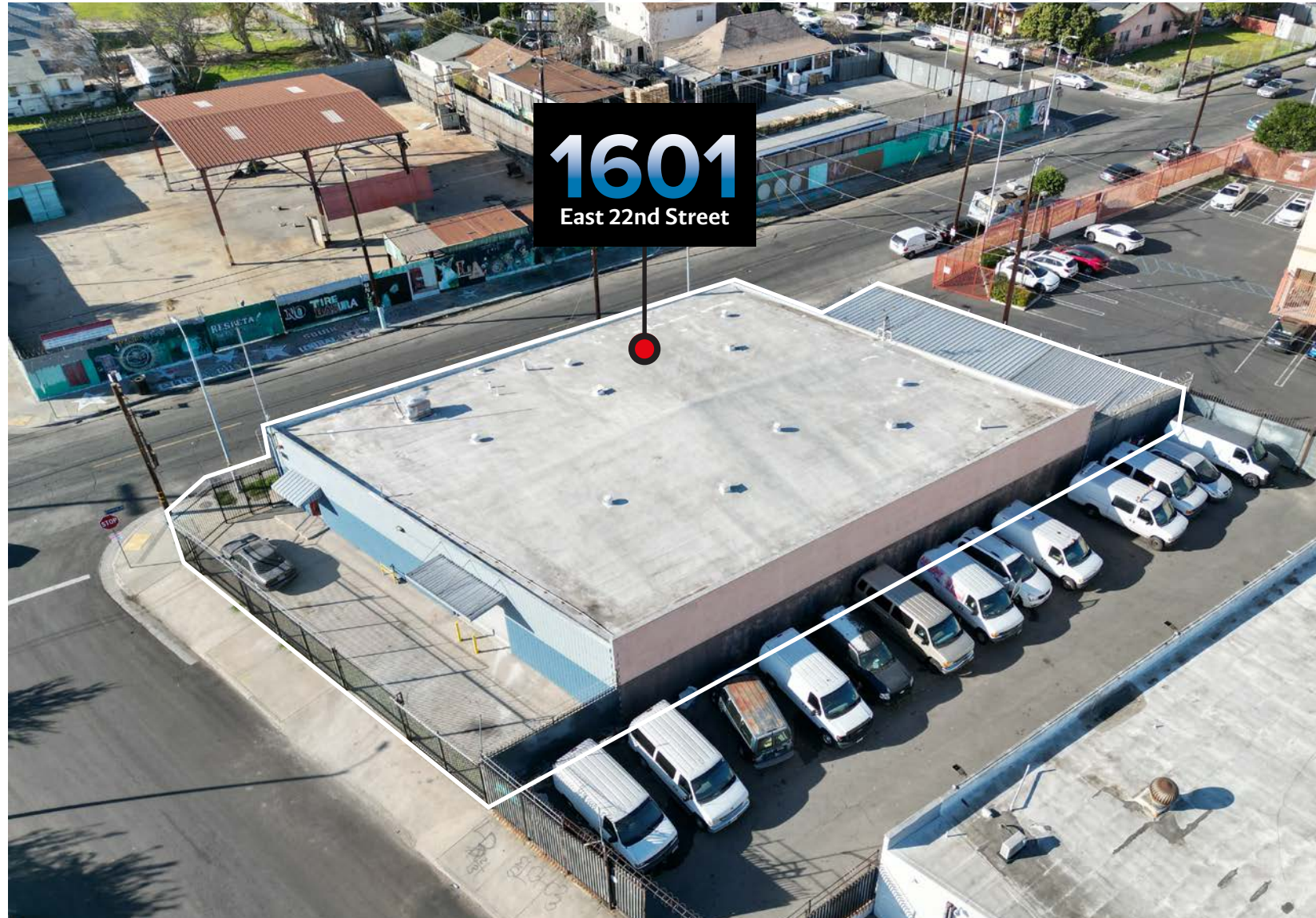
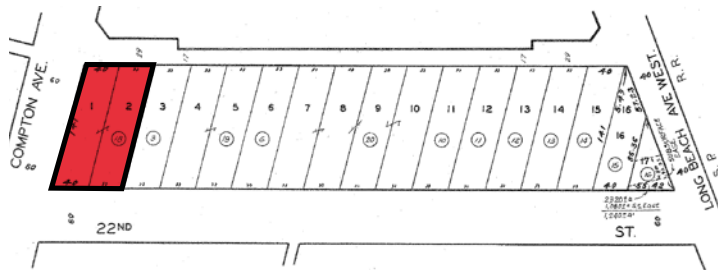
 DAUM

East 22nd Street

PROPERTY SUMMARY

LISTING PRICE:	Undisclosed
ADDRESS:	1601 East 22nd Street Los Angeles, CA 90011
BUILDING SIZE:	7,600 SF
LAND SIZE:	10,929 SF (0.25AC)
YEAR BUILT:	1965
APN:	5118-024-018
ZONING:	LAM1
GRADE LEVEL DOOR:	2
CEILING HEIGHT:	15 FT
POWER:	400amp / 3 phases
OPPORTUNITY ZONE:	Yes

PARCEL MAP



PROPERTY HIGHLIGHTS



FREE STANDING



CLOSE PROXIMITY TO PORTS,
HWYS, LAX, AND OTHER
DESTINATIONS



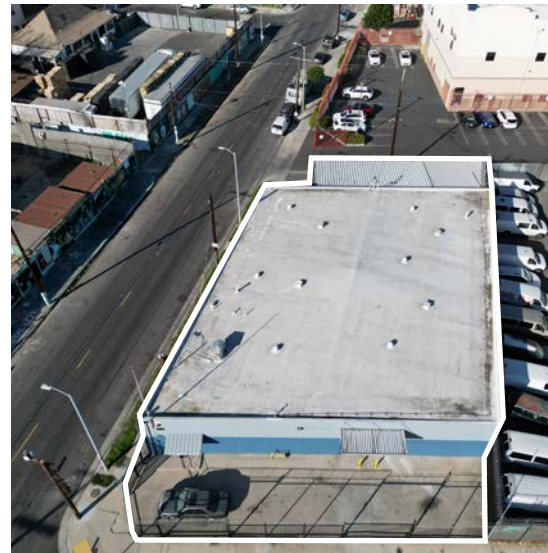
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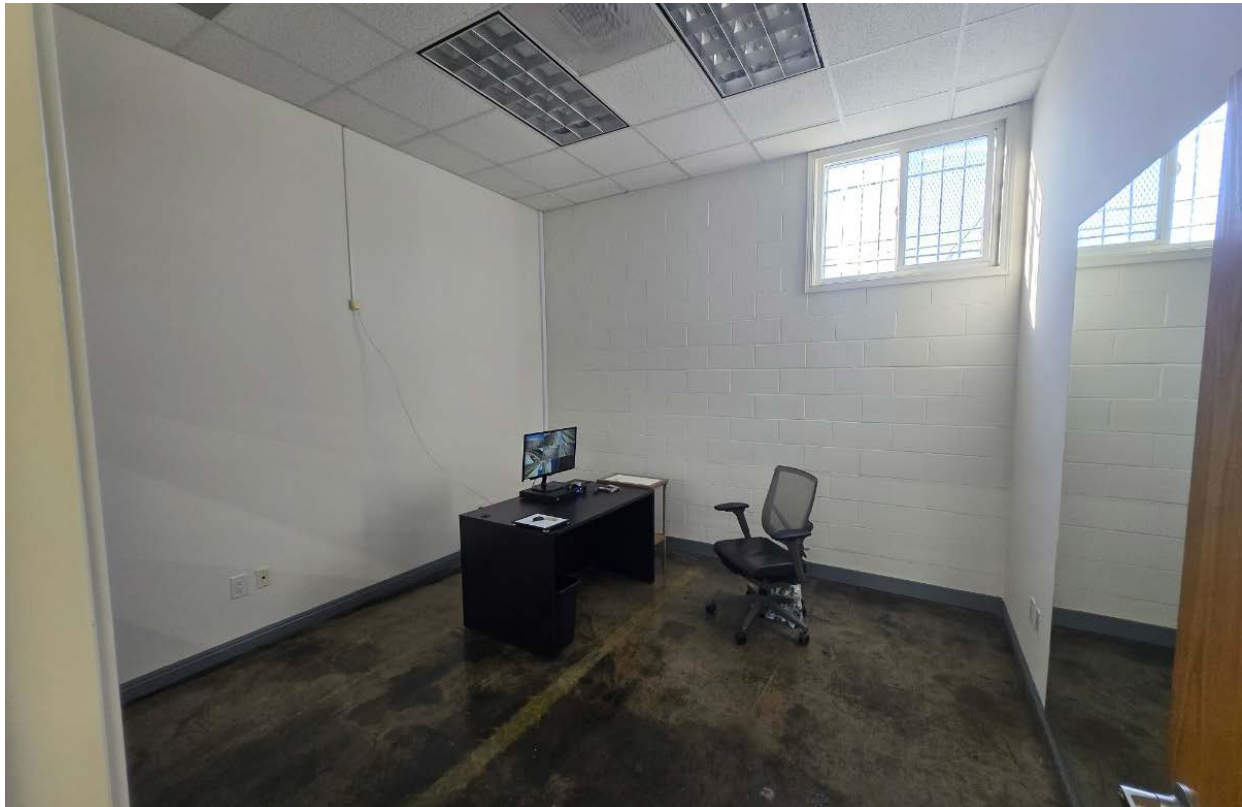


2 GROUND LEVEL DOORS



NEWLY RENOVATED
FRESH COAT OF PAINT /
NEW HVAC

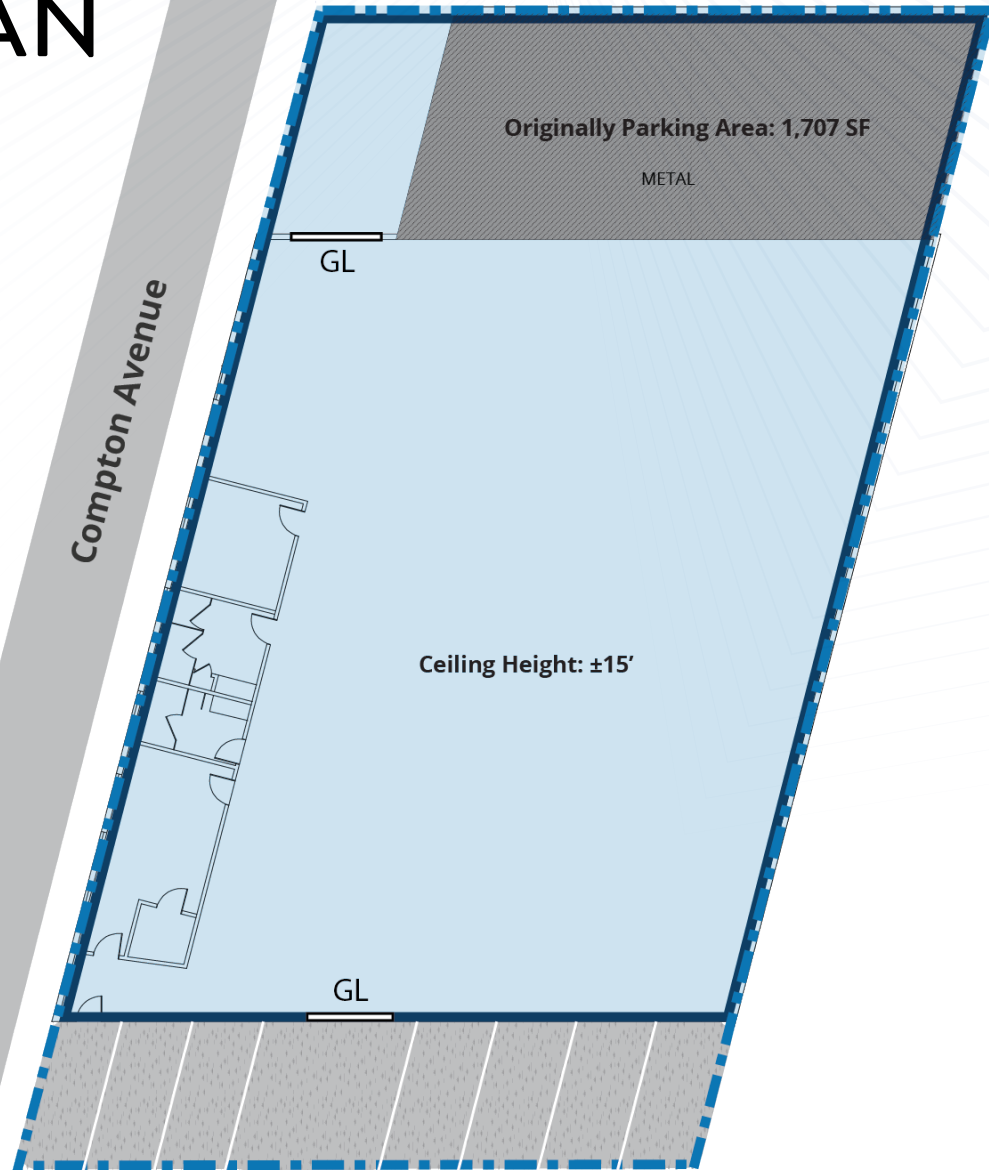






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SITE PLAN



Building Size

Warehouse:	6,824 SF
Office:	776 SF
TOTAL:	7,600 SF
WAREHOUSE ADDITION:	1,707 SF

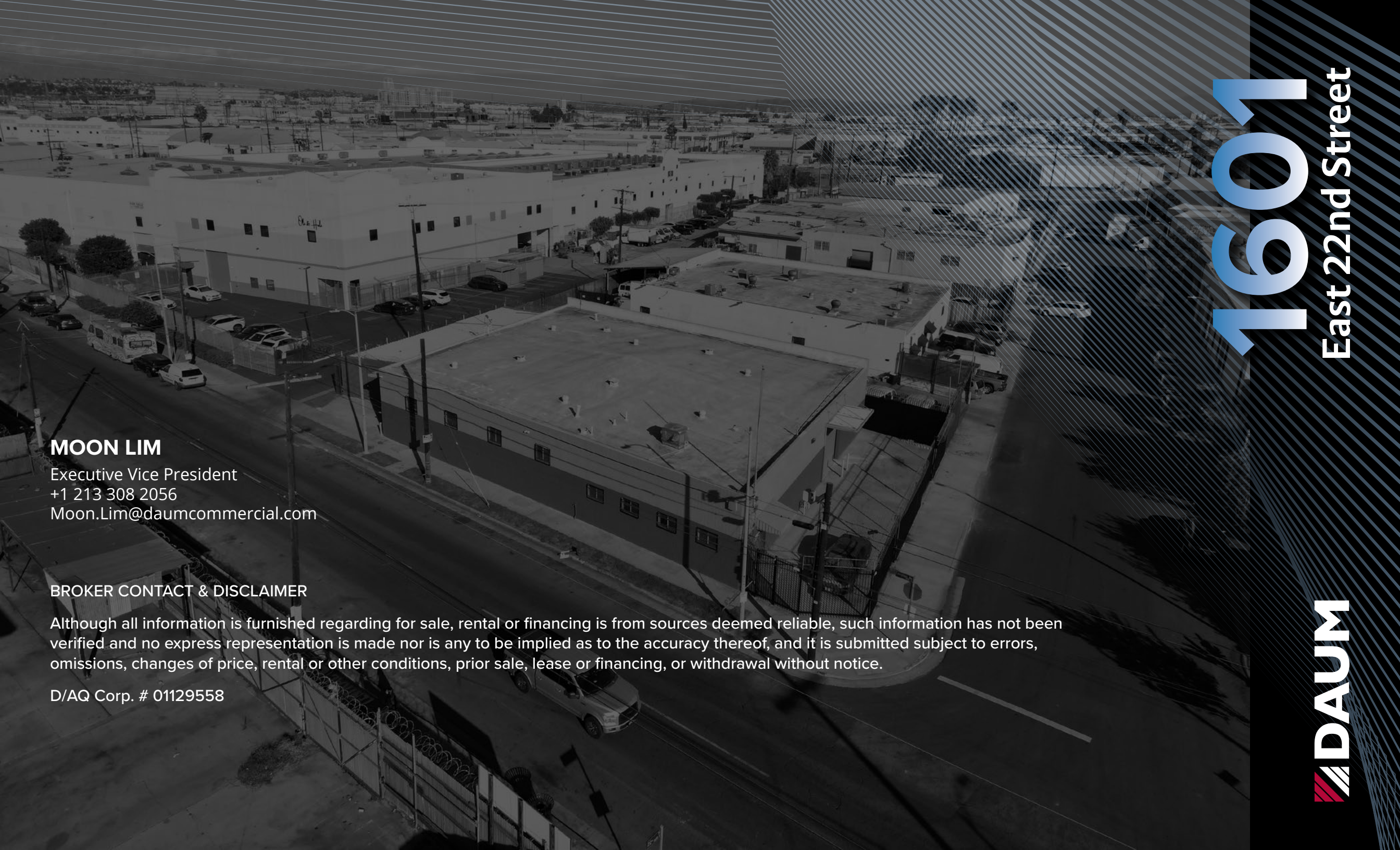
22nd Street

Compton Avenue

Distance to Destinations

LA Port	23 miles
Long Beach Port	23 miles
10 freeway	1.8 miles
110 freeway	2.5 miles
5 freeway	4 miles
DTLA	5 miles
Hollywood	12 miles
Culver City	12 miles
Pico Rivera	13 miles
Beverly Hills	14 miles
LAX	15 miles
La Mirada	18 miles
Santa Monica	18 miles
Fullerton	30 miles





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