

Offering Memorandum

FOR SALE & FOR LEASE

2715 - 2801 E. 12TH ST. | LOS ANGELES, CA 90023



produCRE

Presented by:

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The Opportunity



Property Overview

2715 - 2801 E. 12TH ST. | LOS ANGELES, CA 90023

Produce, Inc., as exclusive broker, is pleased to present 2715 - 2801 E. 12th St., Los Angeles, CA 90023, a rare, well-situated 99,553 SF industrial asset in the Boyle Heights neighborhood in close proximity to Downtown LA and the Arts District. A logistical dream, the property is located near arterial roads Soto St., Washington Blvd., Olympic Blvd. and major freeways, namely the I-10, I-110, I-5 and I-101.

Consisting of two addresses and separate APN's, 2715 E. 12th St. & 2801 E. 12th St. are adjacent sites offered for sale as a portfolio or separately, and 2801 E. 12th St. is also offered for lease.

Property Overview

2715 - 2801 E. 12TH ST. | LOS ANGELES, CA 90023

Ideal for owner-users seeking strategic flagship locations or new headquarters, as well as investors looking to expand their industrial portfolios, the site can accommodate a wide spectrum of industries and be repositioned into a myriad of uses ranging from manufacturing and distribution to storage and creative hubs alike.

The offering grants flexibility for Buyers to ultimately occupy the site in its entirety, move into a portion of the space while collecting income on the balance of the SF or further demise the property to transform it into a dynamic, multi-tenant investment. Spanning over 3.1 acres, the prime real estate holding also affords developers the opportunity to pursue a project in an unparalleled location.

2715 - 2801 E. 12TH ST.	Offering Price	\$18,417,305
	Price PSF	\$185/SF
	Lease Rate	\$.95 IG
	Office SF	±11,000 SF (Combined)
	Building Size	±99,553 SF (Total for both properties)
	Site Size	±136,453 SF Lot (3.13 Acres)
	Loading	8 Dock-High Loading + Loading Ramp in Gated Yard, Recessed Dock High Loading along 12th Street
	Clearance	16' - 26'
	Power	400/600 Amps 220/240 Volts 3 Phase
	Zoning	LAM3

The bow truss-lined warehouses feature 16'-26' clearance heights and include convenient parking along the front of the buildings. Equipped with a robust security system with cameras, the site also boasts a recessed dock at 2701 E. 12th St. in addition to a secure, gated yard with dock-high loading and ramp accessibility at 2801 E. 12th St., streamlining multiple truck and container deliveries. The functional exterior is complemented with a spacious interior showroom, beautiful exposed brick and optimal office configurations throughout.

2801 E. 12th St. (68,772 SF) is also available for lease. | Available Q3 | Contact Broker for additional information and to schedule a tour.



Property Highlights

- » Large Fenced Yard
- » Spacious Showroom
- » Security System On-Site
- » Charming Bow Trusses & Exposed Brick
- » Flexible Office Configurations
- » Close Proximity to Major Streets/Freeways and the Arts District/Downtown LA



Property Features

- ✓ Sprinklered
- ✓ Dock-High Loading
- ✓ Ground-Level Loading
- ✓ Heavy Power
- ✓ On-Site Parking



2715 E. 12th St. | Los Angeles, CA 90023



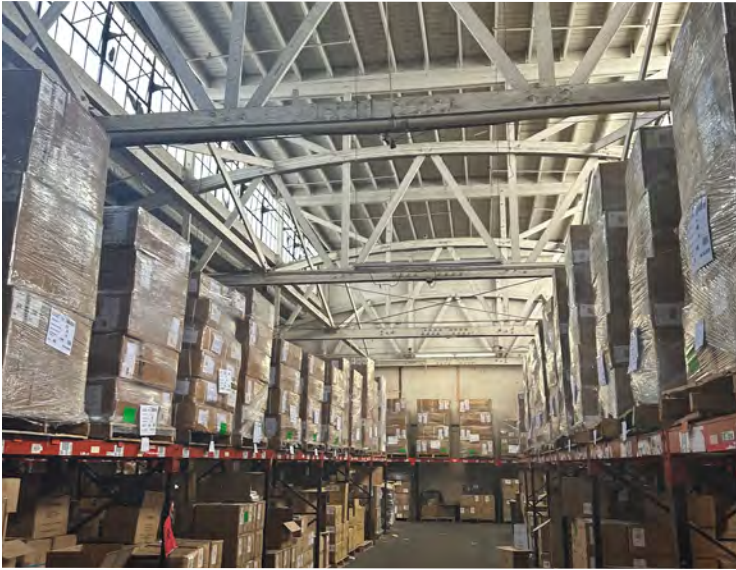
FOR SALE: 2715 E. 12TH ST.

LOS ANGELES, CA 90023

APN #5169-009-016
An approx. 30,781 SF building on a 35,830 SF lot

Offering Price	\$5,694,485
Price PSF	\$185/SF
Office SF	±2,700 SF (2-Story)
Building Size	±30,781 SF
Lot Size	±35,830 SF (0.82 Acres)
Year Built	1967
Loading	Recessed Dock-High Loading
Clearance	16' - 26'
Zoning	LAM3
Power	400 Amps 220 V 3 Phase
Currently owner-occupied. Contact Broker for lease details.	

2801 E. 12th St. | Los Angeles, CA 90023



FOR SALE & FOR LEASE: 2801 E. 12TH ST.

LOS ANGELES, CA 90023

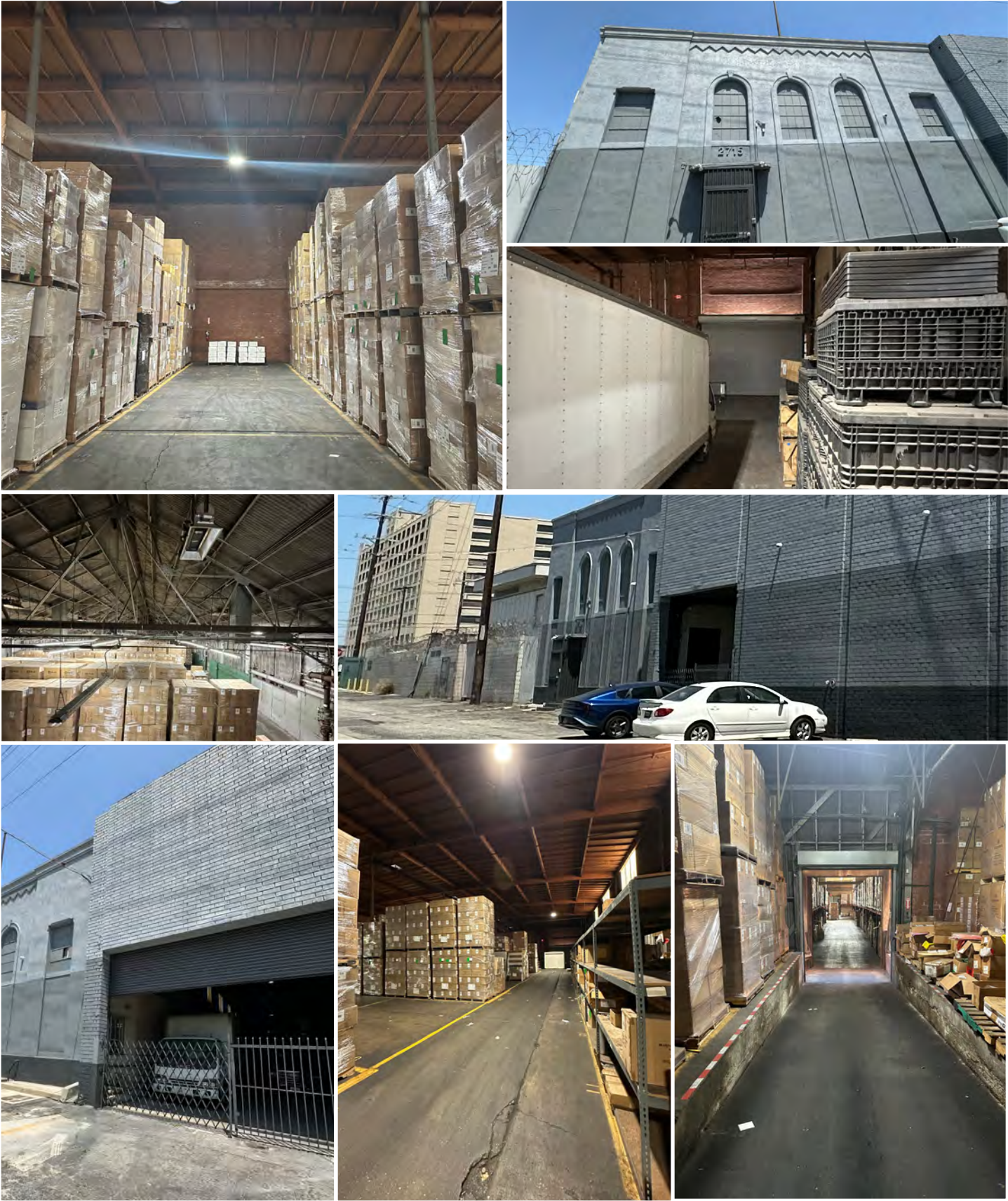
APN# 5169-007-018
An approx. 68,772 SF building on a 100,623 SF lot

Offering Price	\$12,722,820
Price PSF	\$185/SF
Office SF	±8,300 SF
Building Size	±68,772 SF
Lot Size	±100,623 SF (2.31 Acres)
Year Built	1933
Loading	8 Dock-High Loading/Loading Ramp in Gated Yard
Clearance	16' - 26'
Zoning	LAM3
Power	600 Amps 240 V 3 Phase

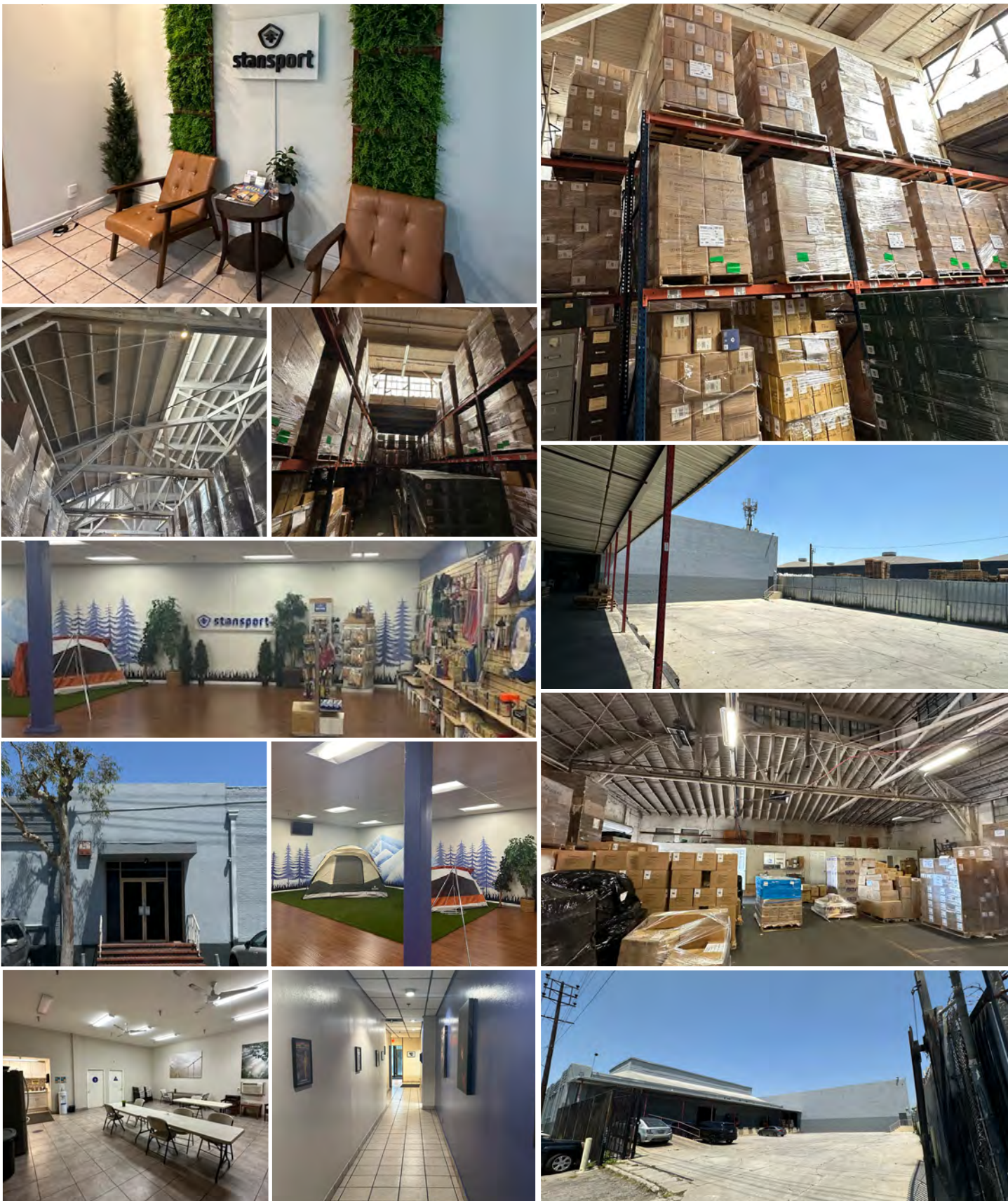
FOR LEASE

Address	2801 E. 12th St.
Size	±68,772 SF
Lease Asking Rate	\$.95 PSF IG
Year Built	1933
Loading	8 Dock-High Loading/Loading Ramp in Gated Yard
Clearance	16' - 26'
Notes	Currently owner-occupied and being vacated Available Q3

2715 E. 12th St. Gallery



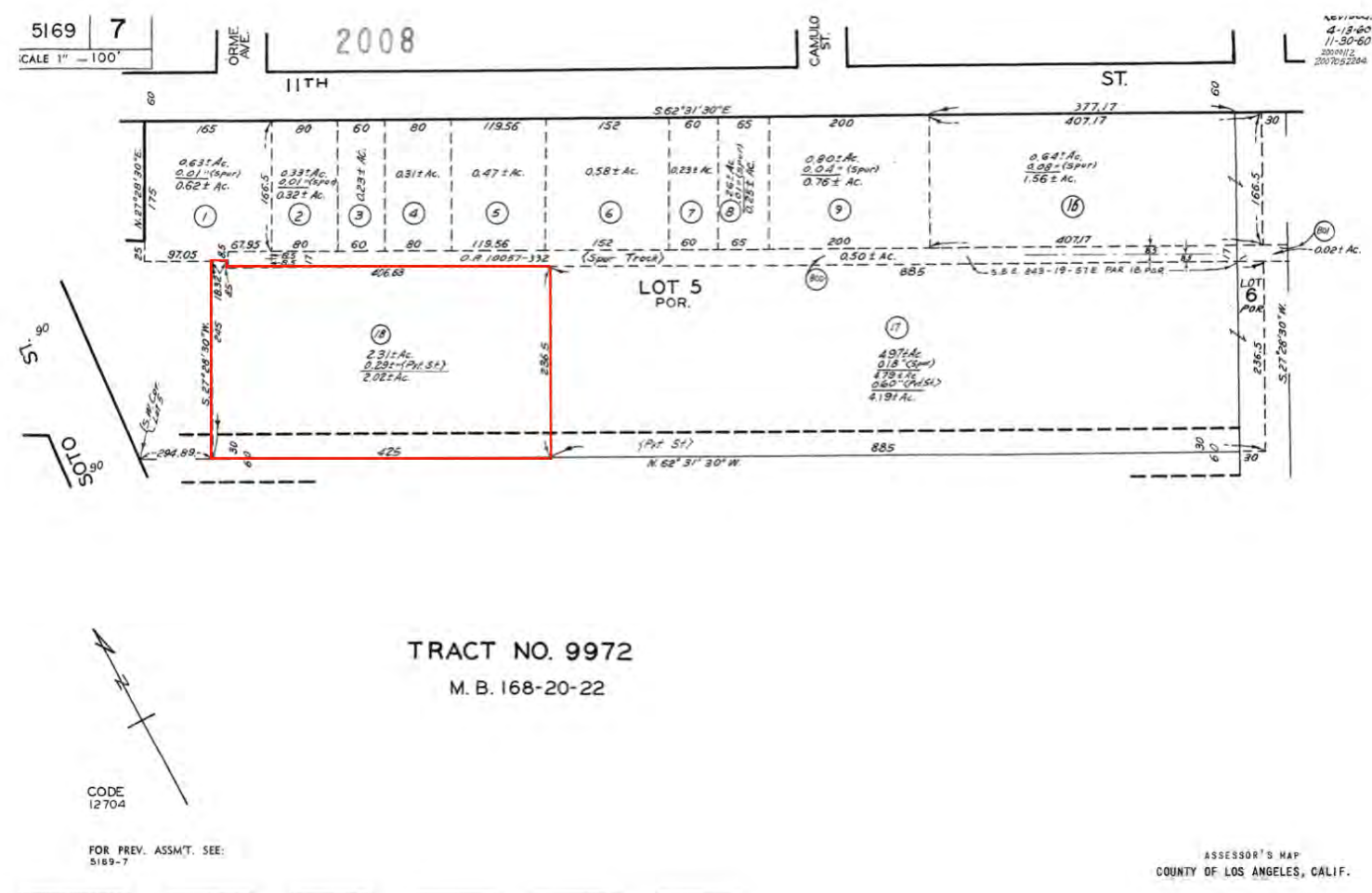
2801 E. 12th St. Gallery



2715 E. 12th St. Plat Map



2801 E. 12th St. Plat Map



Market Aerial



DISTANCE TO:

- Arts District – 2 Miles
- Downtown LA – 4 Miles
- Hollywood – 9 Miles
- Pasadena – 12 Miles
- Burbank – 14 Miles
- Beverly Hills – 14 Miles
- Santa Monica – 18 Miles
- South Bay – 24 Miles
- Orange County – 34 Miles
- Riverside County – 56 Miles
- Santa Barbara – 98 Miles
- Palm Springs – 107 Miles
- San Diego – 118 Miles
- Kern County – 136 Miles

PORTS

- Port of Los Angeles – 25 Miles
- Port of Long Beach – 25 Miles
- Port of San Diego – 117 Miles

AIRPORTS

- Hollywood Burbank Airport – 17 Miles
- Los Angeles Int’l Airport (LAX) – 20 Miles
- John Wayne Airport – 36 Miles
- San Diego Airport – 118 Miles



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