

PRICE REDUCTION | \$2,699,000 (\$205.50 PSF)



±13,134 SF INDUSTRIAL WAREHOUSE ON ±15,000 SF LOT FOR SALE

For More Information, Please Contact:

David Freitag
P: 213.270.2235 | M: 310.413.9390
E: dfreitag@daumcre.com
CA License #00855673

Bryan Abayan
P: 310.883.8476 | M: 310.883.8476
E: babayan@daumcre.com
CA License #02005294

Sam Andrews
P: 213.270.2265 | M: 310.993.4504
E: sandrews@daumcre.com
CA License #02398825

Ben Andrews
P: 213.270.2246 | M: 310.993.4503
E: bandrews@daumcre.com
CA License #02388899



155-159
W. 31st
Street
LOS ANGELES | CALIFORNIA

The Life
Apparel

155-59

ABOUT THE PROPERTY



Sale Price:
\$2,699,000 (\$205.50 PSF)



**±13,134 SF Clean, Functional
Industrial Building**



**Ideal Opportunity for
Owner/User or Investor**



±675 SF Office Space



Two (2) Ground-Level Doors



12' Clear Height



**400 Amps, 120/240 Volts,
3 Phase, 4 Wire Power**



**Secured Fenced Yard
with Motorized Gate**

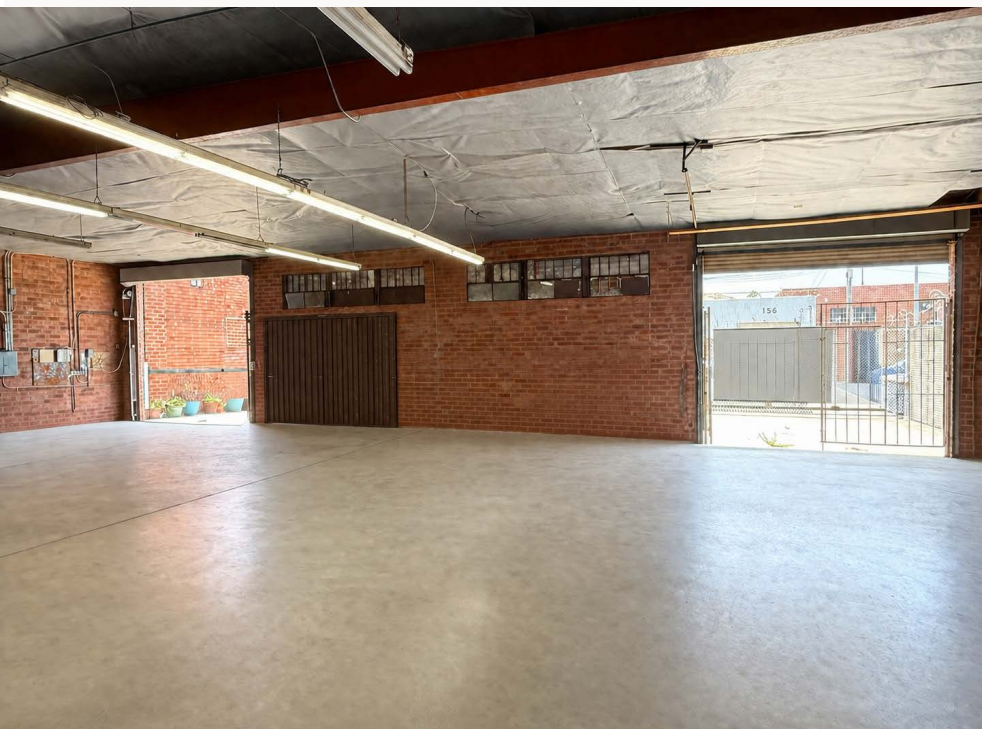


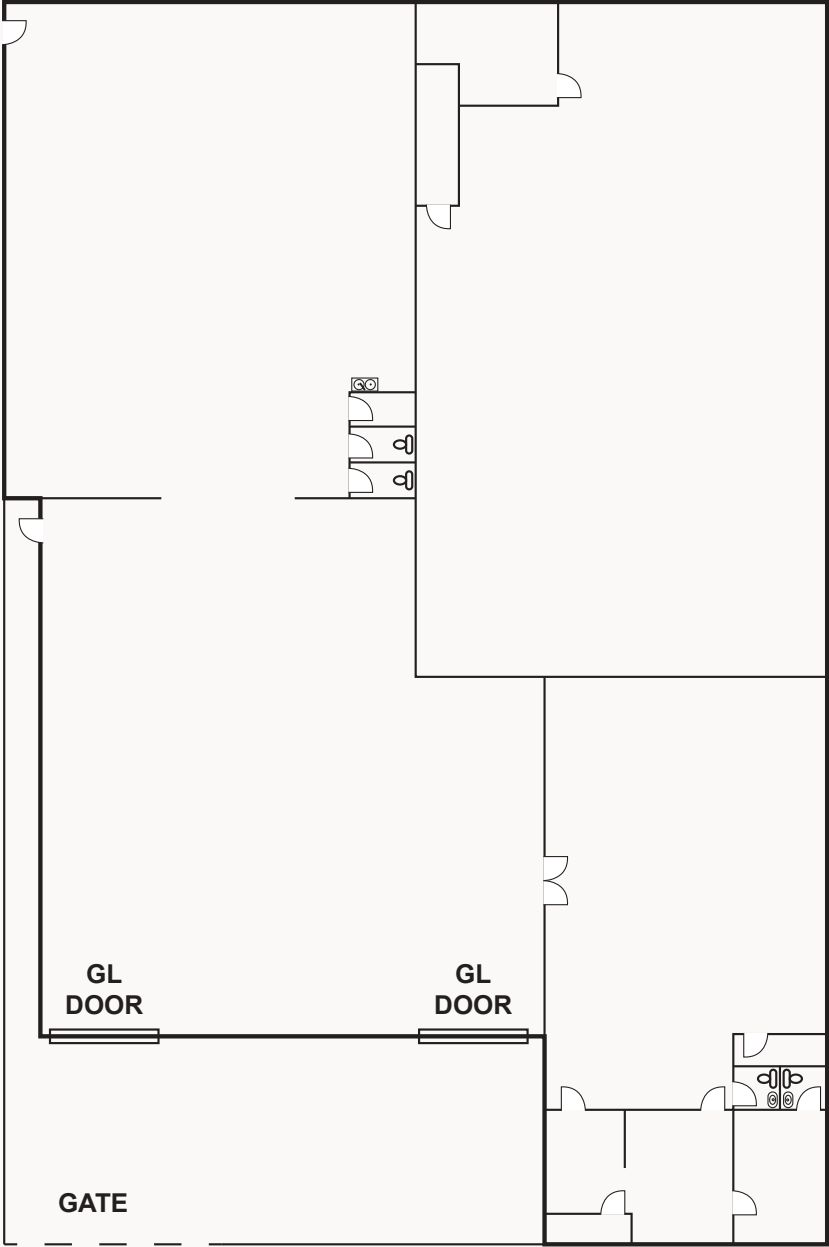
**Close Proximity to USC,
LA Trade Tech and Crypto Area**



**Convenient Access to Public
Transportation and Freeways**







W. 31ST ST.



*NOT TO SCALE

LOCATION



**ADJACENT
TO THE 110
FWY**



**15 MINUTES
FROM DTLA**



LOS ANGELES
INTERNATIONAL AIRPORT
28 MIN | 14.6 MI

BOB HOPE AIRPORT
48 MIN | 16.4 MI

LONG BEACH-DAUGHERTY
FIELD AIRPORT
50 MIN | 21.9 MI



UNION STATION
(91 LINE - SOUTHERN CALIFORNIA
REGIONAL RAIL AUTHORITY...)

20 MIN DRIVE
3.4 MI DISTANCE



Google



155-159

W 31st Street

LOS ANGELES | CALIFORNIA

David Freitag
P: 213.270.2235 | M: 310.413.9390
E: dfreitag@daumcre.com
CA License #00855673

Bryan Abayan
P: 310.883.8476 | M: 310.883.8476
E: babayan@daumcre.com
CA License #02005294

Sam Andrews
P: 213.270.2265 | M: 310.993.4504
E: sandrews@daumcre.com
CA License #02398825

Ben Andrews
P: 213.270.2246 | M: 310.993.4503
E: bandrews@daumcre.com
CA License #02388899



D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

www.daumcommercial.com | www.thelainindustrial.com