



STUDIO D



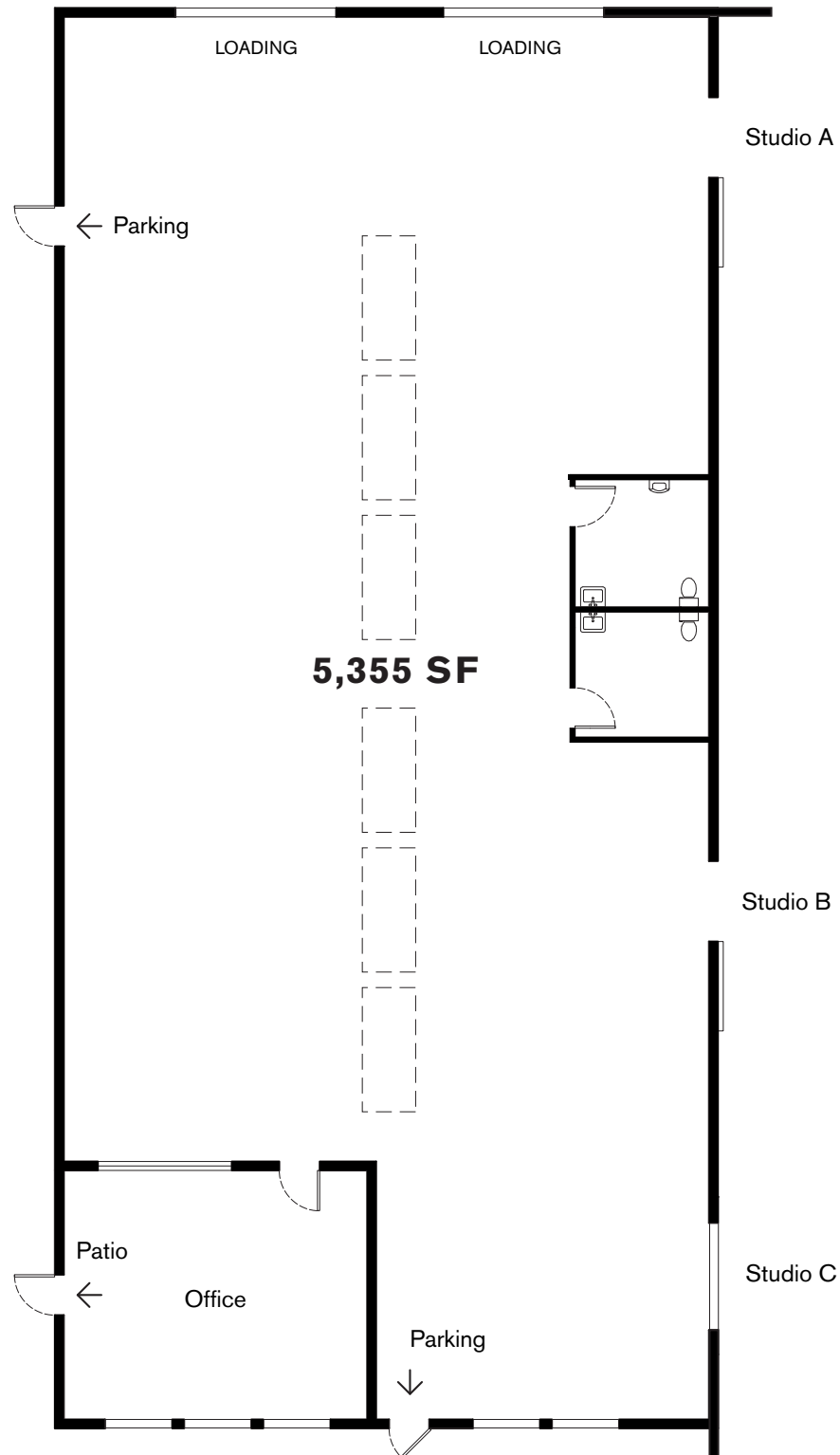
5,355 SF

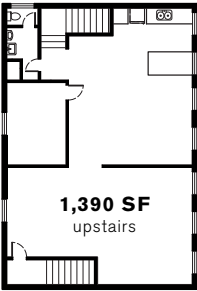
- Natural wood bow truss ceiling with raised skylights
- Sandblasted red brick walls.
- 12' to 24' high ceilings.
- 368 SF office with high ceilings, windows and patio access.
- HVAC with exposed, galvanized ducting in office.
- 2 new restrooms with all new fixtures and stainless accessories.
- 2 glass storefronts.
- Original factory windows with all new industrial wire glass.
- New LED Lighting suspended with aircraft cables.
- Two 58th Place facing 10' x 12'6" roll-up overhead doors for drive-in loading
- Separately metered 200AMP 208Y120V 3Ø Electrical Service.

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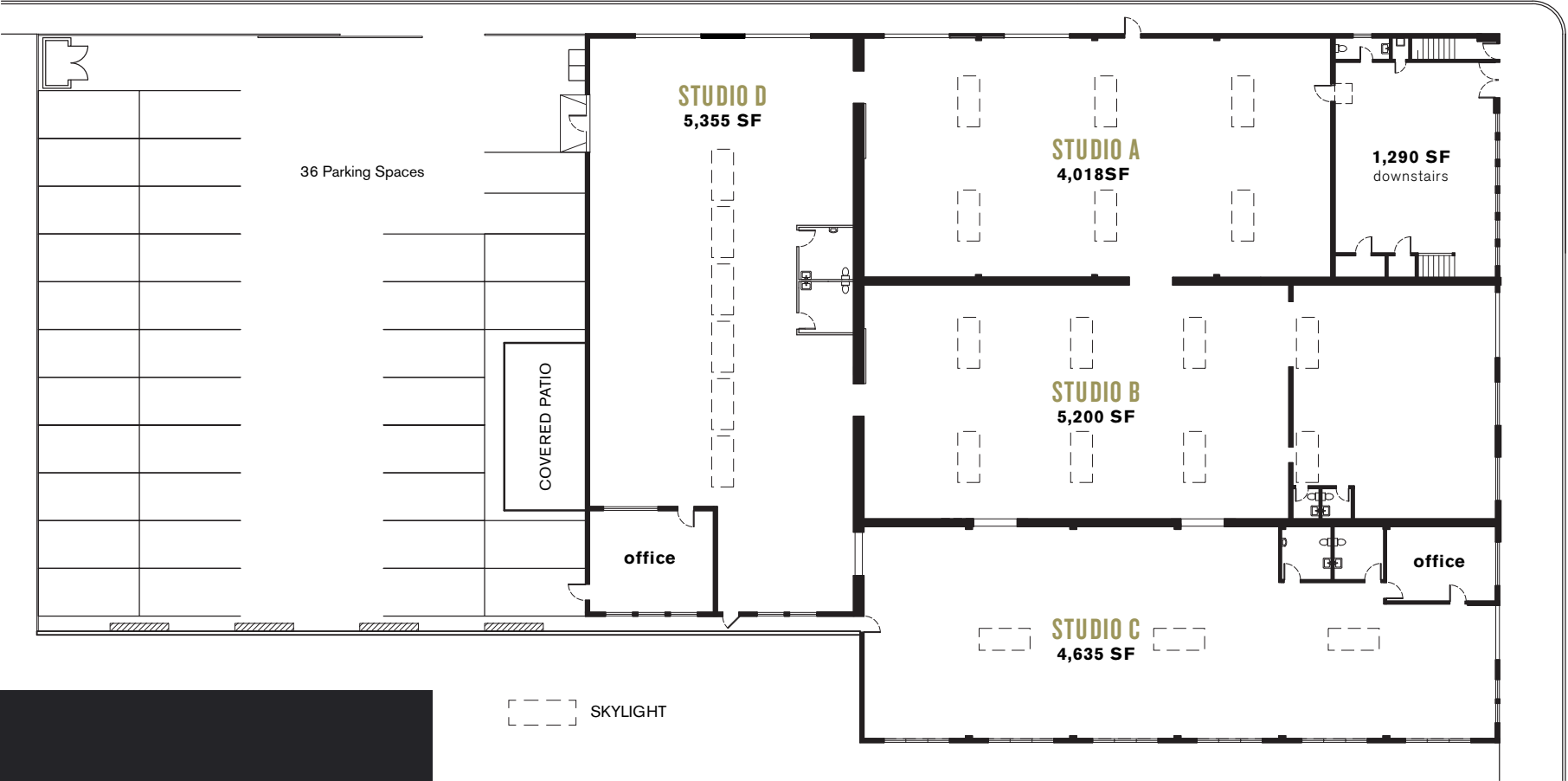
📍 1446 58TH PLACE.
LOS ANGELES 90001

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58TH PLACE



SITE PLAN

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| UNIT | ADDRESS | SF | ROLL UPS | OFFICE SF | CEILINGS | RESTROOMS | POWER |
|------|------------------|-------|----------|-----------|------------|-----------|-------|
| A | 5857 Compton Ave | 6,698 | 2 | 2,680 | 12' to 22' | 2 | 450A |
| B | 5859 Compton Ave | 5,200 | 1 | 0 | 12' to 22' | 2 | 200A |
| C | 5861 Compton Ave | 4,635 | 1 | 256 | 12' to 16' | 2 | 200A |
| D | 1446 58th Place | 5,355 | 2 | 368 | 12' to 24' | 2 | 200A |

NEWLY UPGRADED 22,500 SF

- Clear-span industrial warehouses with offices and retail.
- Sandblasted red brick walls with high ceilings
- New skylights plus original factory windows with all new glass
- New restrooms, kitchens, electrical, lighting, HVAC and plumbing
- New 1200AMP 208Y120V 3Ø electrical service
- 6 units with separately metered electrical
- New interior and exterior LED lighting
- Secure, private parking lot with motorized gate
- Exterior patio with vintage styling
- Convenient grade level loading with brand new roll ups
- Solar electric system
- Commercial storefront glass doors and transoms
- Redundant high-speed broadband internet availability
- New perimeter surveillance camera system with mobile access

CREATIVE SPACE

- Minutes south of DTLA
- 1,000 feet from the Metro Blue Line Slauson Ave. Station
- Located in a US Opportunity Zone, unprecedented investment, economic development and tax deferral opportunities for savvy business owners
- 20 miles north of the Port of Los Angeles (primary North American port of entry for goods manufactured in Asia)
- Breathe fresh air and relax at the 8.5 acre Augustus F. Hawkins Nature Park, just 500 feet away
- Near Starbucks, BBQs, celebrated Mexican food and abundant, newly developed retail



THE FOUNDRY

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COMMERCIAL REAL ESTATE SERVICES