



**STUDIO D**



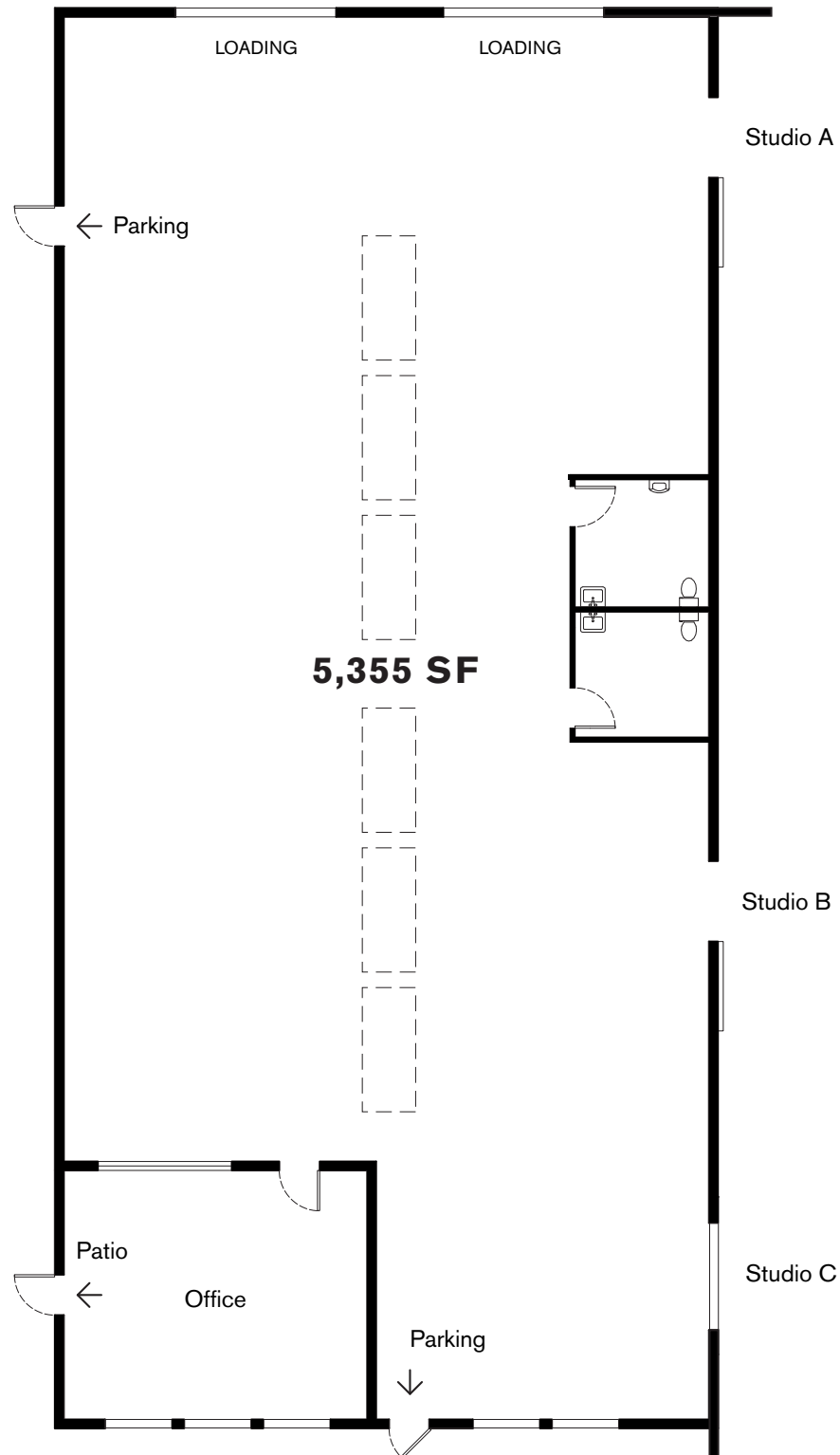
## 5,355 SF

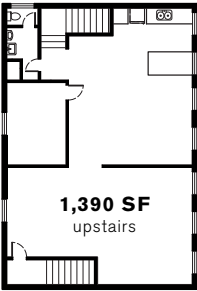
- Natural wood bow truss ceiling with raised skylights
- Sandblasted red brick walls.
- 12' to 24' high ceilings.
- 368 SF office with high ceilings, windows and patio access.
- HVAC with exposed, galvanized ducting in office.
- 2 new restrooms with all new fixtures and stainless accessories.
- 2 glass 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.

# STUDIO D

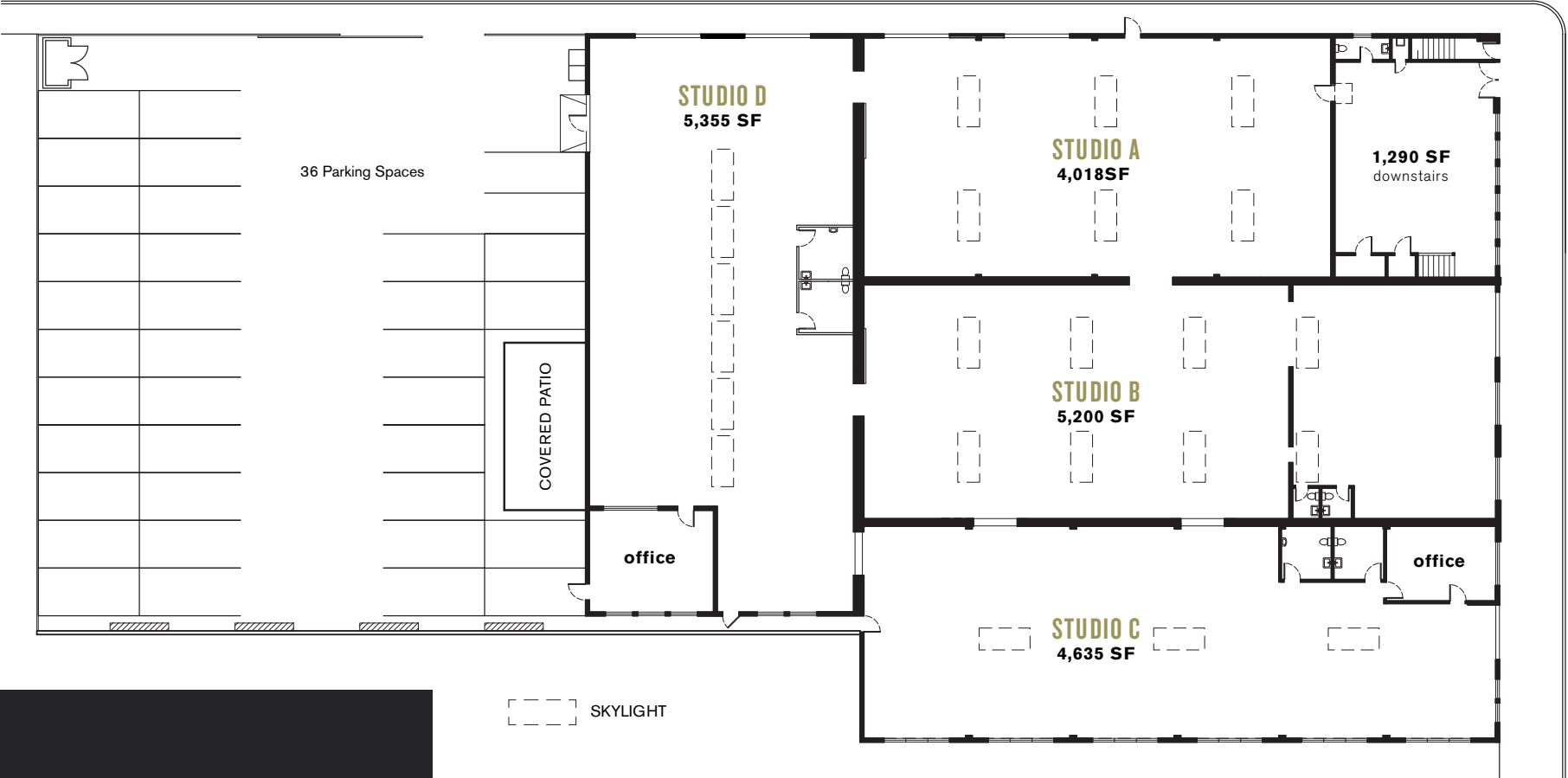
📍 1446 58TH PLACE.  
LOS ANGELES 90001

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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

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## 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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**MTG**

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