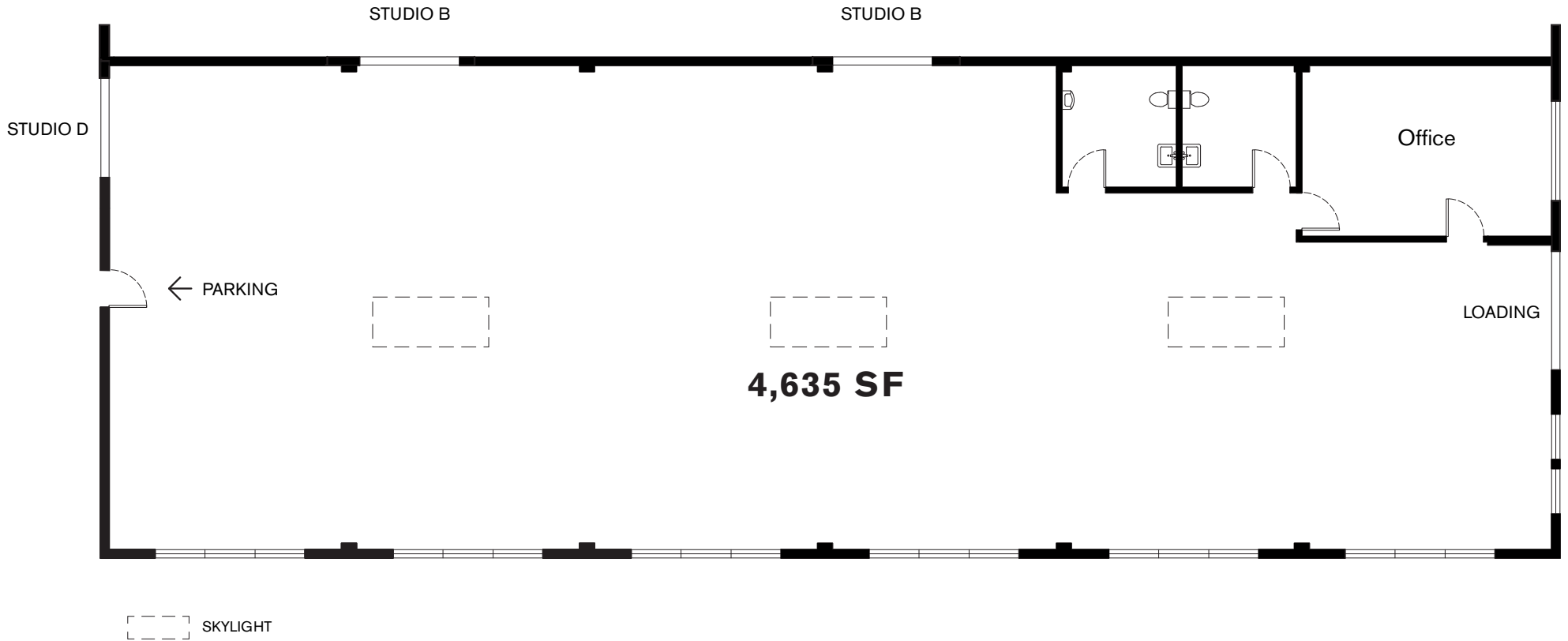




STUDIO C





STUDIO C

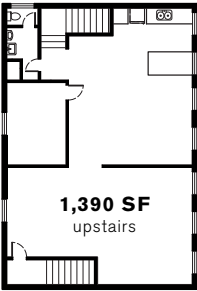
📍 5861 COMPTON AVE.
LOS ANGELES 90001

Eric Schwartzman, Developer
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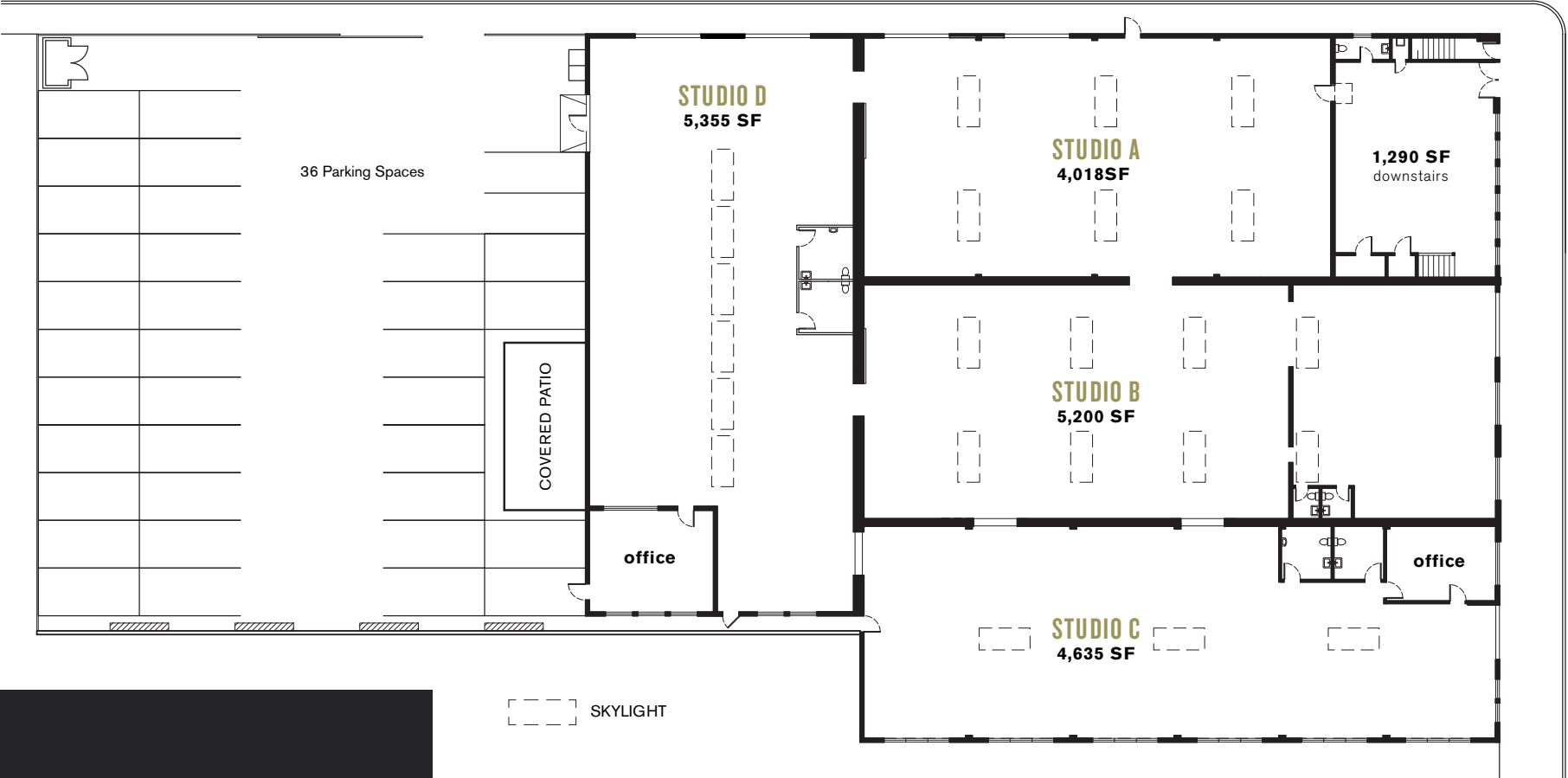


4,635 SF

- Compton Ave. facing 9' x 10' steel roll-up overhead door.
- 256 SF private office with new picture window and HVAC.
- Natural wood ceiling with skylights.
- 12' to 16' high ceilings.
- Sandblasted red brick walls.
- Original factory windows with all new industrial wire glass.
- 2 new restrooms with all new fixtures and stainless accessories.
- New LED lighting suspended with aircraft cables.
- Separately metered 200AMP 120V 3Ø electrical service.



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



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MTG

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