

±41,772 SF 100% HVAC Stand-Alone Building Next To Los Angeles State Historic Park

◆ NORTH ◆
**14
40**
SPRING STREET



 **CUSHMAN &
WAKEFIELD**
GILL | BURNS | YOO

 **STORM PROPERTIES**

LOS ANGELES | CHINATOWN





PROPERTY HIGHLIGHTS

- ◆ 100% Air conditioned
- ◆ Across from the 32 Acre Los Angeles State Historic Park
- ◆ Dock high and ground loading
- ◆ Heavy power
- ◆ Gated yard and rooftop parking with ± 130 spaces (3 per 1,000 SF)
- ◆ Certificate of occupancy allows for a capacity of 602 people
- ◆ Situated on a corner parcel with access from three (3) streets (Spring Street, Sottello Street, Weyse Street)
- ◆ Walking distance to public transportation (Metro Gold Line and Union Station)
- ◆ Surrounded by new developments and notable amenities

LOCATION



Total Building

±41,772 SF

Land Size

±67,009 SF

Year Built

1880, 1942, 1966

Zoning

MR2

CASP Designation

Urban Village

APN

5409-004-010

SPECIFICATIONS

POWER
600 AMPS, 480 Volts

HVAC
100%

Number Of Stories/Buildings
Single-Story/Three (3) Separate Buildings

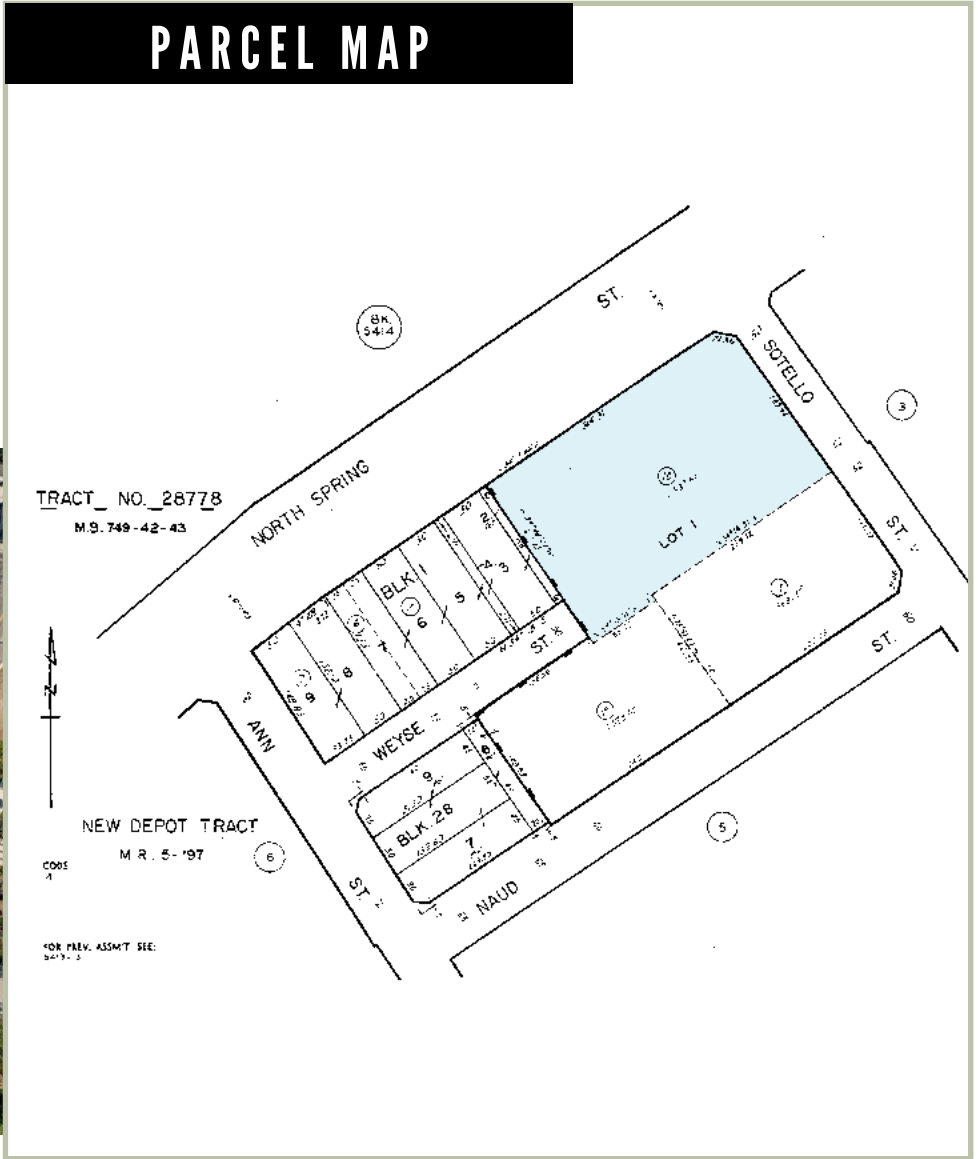
Clear Height
±14'-16'

Construction
Concrete, Brick,
and Metal

Loading
2DH, 4 GL

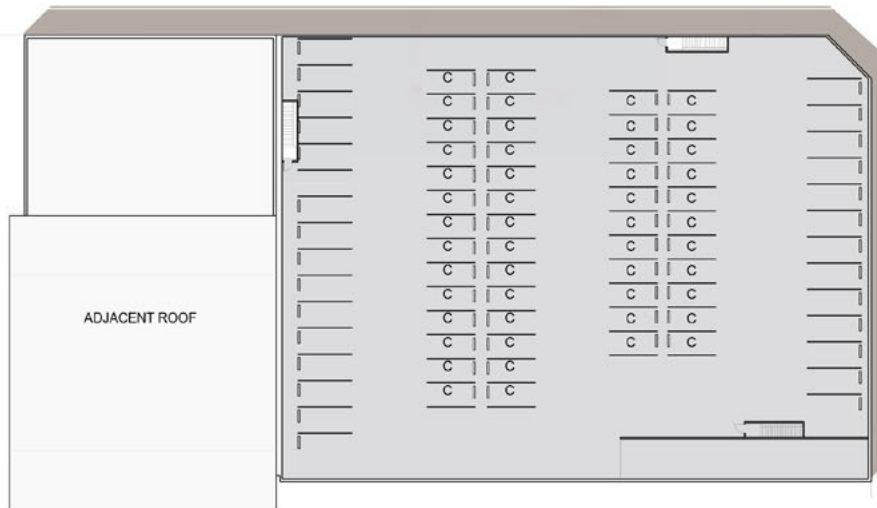
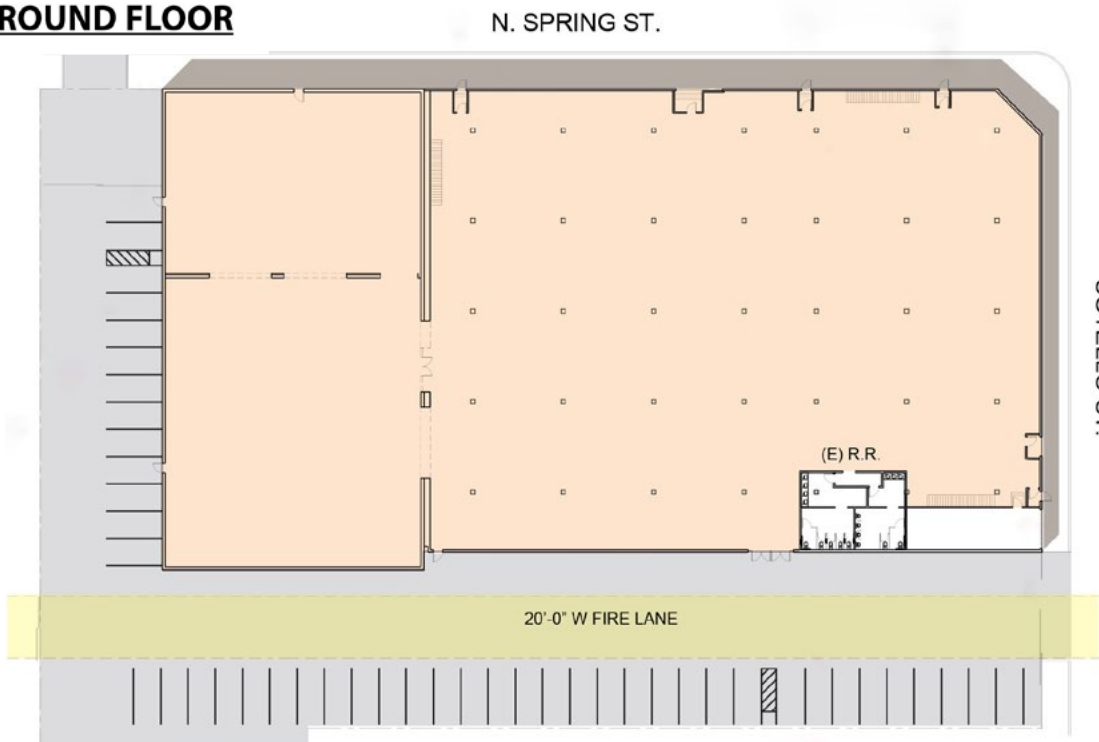
Parking
±131 Spaces
(3 Per 1,000 SF)





SITE PLAN

GROUND FLOOR



ROOF PLAN

*NOT TO SCALE



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