



FOR SALE



ANGELES, C

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Extremely Rare Large Parcel (±5.21 Acres) in Infill Location



Located within the Opportunity Zone in Los Angeles County



Multi-tenant or Single-tenant Configuration with Fenced & Private Yard



Well-maintained Facility with 24' Min. Clear, Dock High Loading, Heavy Power

Access to 110, 105, 710 Freeways

SPECIFICATIONS

TOTAL BUILDING ±144,550 SF

LAND SIZE ±226,921 SF (±5.21 AC)

OFFICE SIZE ±15,000 SF UNITS Single or Multi-tenant Configuration Possible

YEAR BUILT 1970/R2016

CONSTRUCTION Concrete Tilt-up PARKING 146 Spaces

CLEAR HEIGHT 24' Minimum

LOADING 12 Dock High FIRE SPRINKLERS Yes

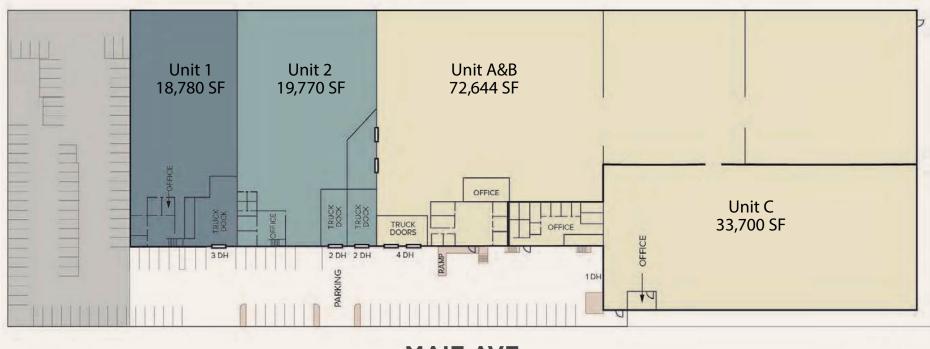
POWER 1600A, 240-480V, 3P, 4W

ZONING

* BUYER TO VERIFY ALL INFORMATION HERE WITHIN





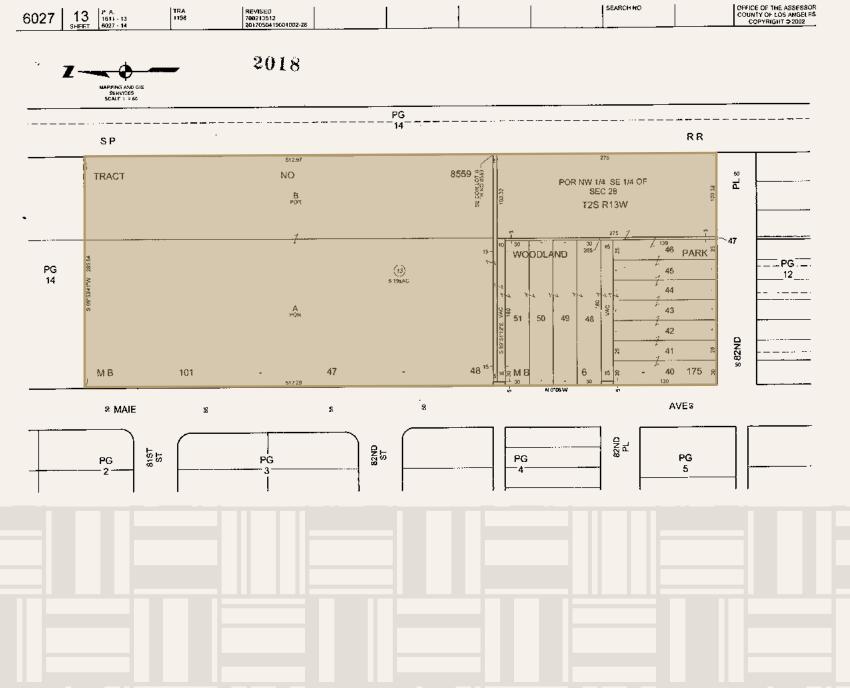


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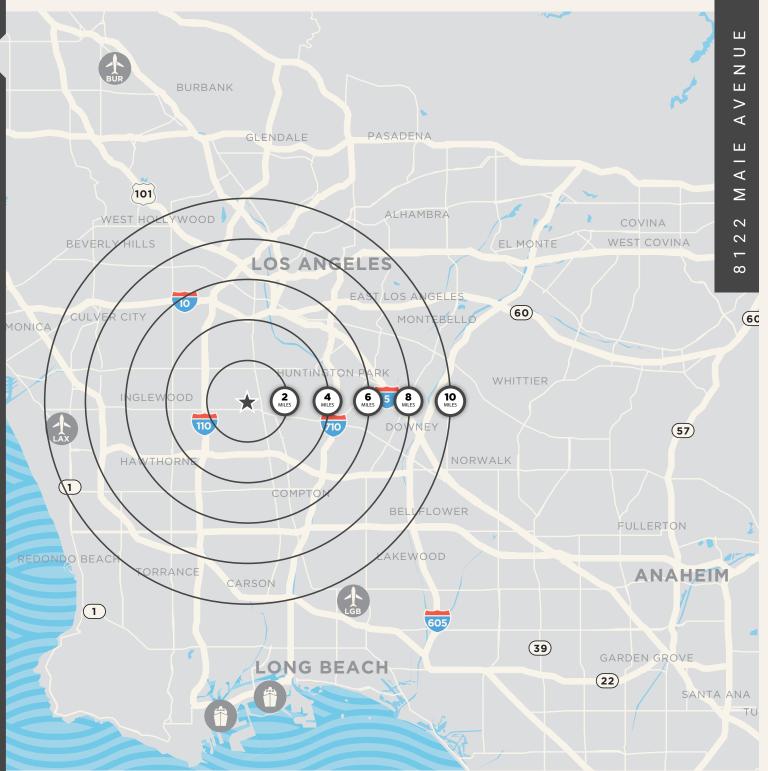
PARCEL MAP



REGIONAL MAP

DIRECT ACCESS TO OVER 3.5 MILLION PEOPLE (WITHIN A 10 MILE RADIUS)

DISTANCE FROM THE PROPERTY 2.11 MI \rightarrow 110 Freeway 4.28 MI \rightarrow 710 Freeway 4.6 MI \rightarrow Ports 6.7 MI \rightarrow Downtown 9.5 MI \rightarrow Koreatown 14 MI \rightarrow Hollywood 13.8 MI \rightarrow LAX 16.8 MI \rightarrow Culver City



OPPORTUNITY FUND TAX BENEFITS

ORTUNITY ZO

Deferral of Capital Gains on Federal Tax through a Qualified Opportunity Fund.

Step-up in Basis (up to 15%) Depending on Holding Period.

Allows for real estate, as well as securities, partnership interests to be invested in Opportunity Zones via Opportunity Funds.

No capital gains tax on the Opportunity Zone investment itself for funds that have been held for at least 10 years.

DAY 0 - YEAR 5

If investor sells the QOF investment and does not reinvest in the same or another QOF, capital gain on the original investment becomes taxable.

Y2

YEAR 5 - YEAR 7

Y6

Taxable gain on the original investment is reduced by 10%.

Y7 🛽

DAY 0

Within 180 days of sale, Investor deploys all gains into a Qualified Opportunity Fund ("QOF") which has at least 90% of its assets within Qualified Opportunity Zone investments.

Y1

2.5 years

• Must invest capital into property

• Double acquisition cost, minus land basis

YEAR 7 - year 10 Taxable gain on the original investment

is reduced by 15%.

Y8

12/31/2026

[Y9]

Y10

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Hard Assessment Date: Capital gain tax assessed on the original gain, regardless of whether QOF investment has been sold.

YEAR 10 AND ONWARD

nvestor can sell QOF interest without incurring any tax liability on capital gain generated by QOF Investment.

*For Discussion Purposes Only. Please consult your own accountant(s) and/or attorney(s) for details. The information contained has been obtained from sources believed to be reliable but no warranty or representation, expressed or implied, is made as to the content referenced herein or as to the accuracy or completeness of the information contained herein.

Y5 🛛

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