

# FOR SALE

## 25,050 SF INDUSTRIAL SPACE

**1825 S SOTO STREET**  
LOS ANGELES, CALIFORNIA 90023



FOR MORE INFORMATION, PLEASE CONTACT

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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

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**PROPERTY HIGHLIGHTS**

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- + 2 Buildings  $\pm$  12,500 SF Each

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- + 26' - 20' Clearance

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- + Phenomenal location
  - Close to DTLA & Arts District

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- + Tenant:
  - Class A, Publicly Traded on NASDAQ (Stericycle: SRC:)

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- + Estimated NOI: \$162,041.01

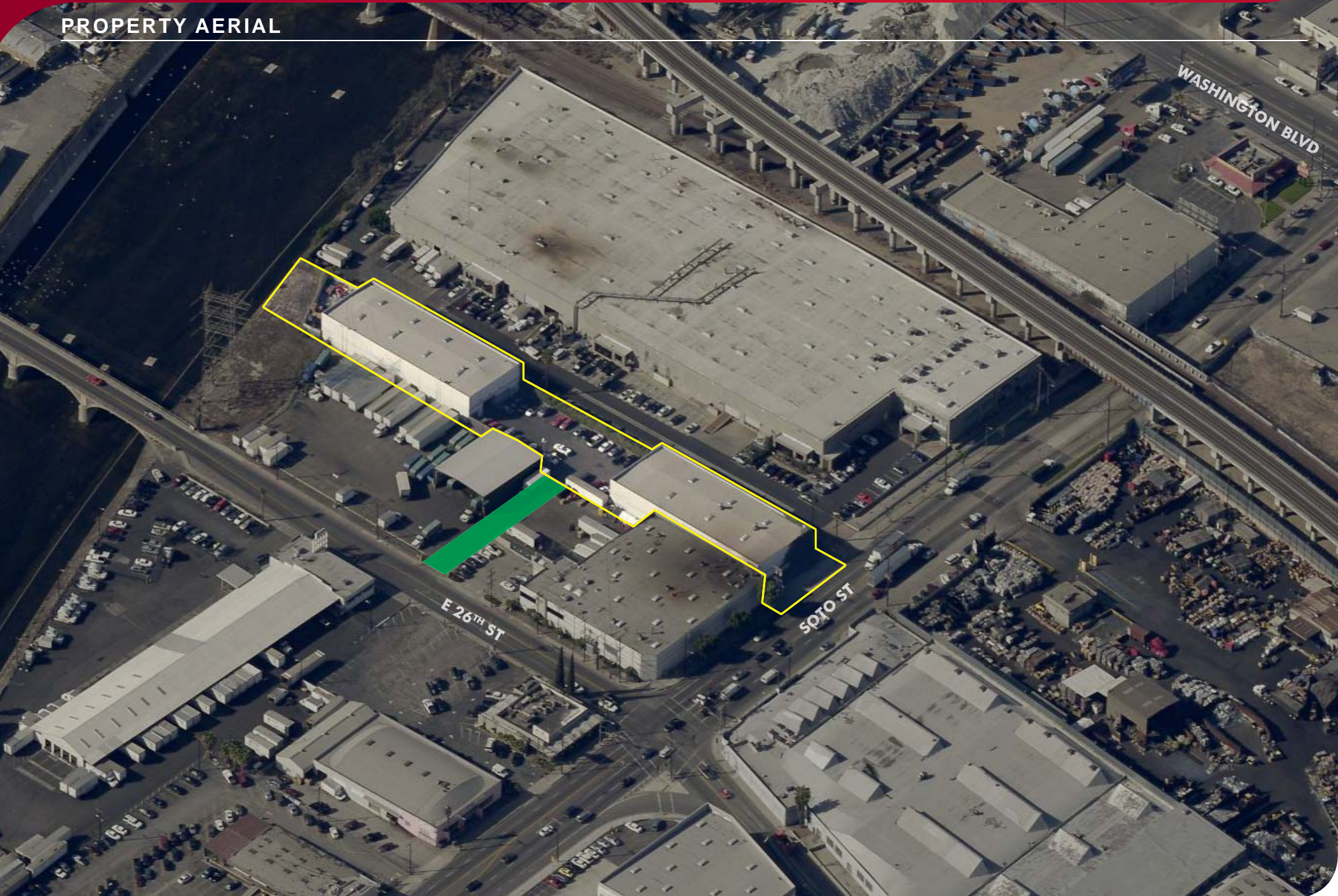
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- + Lease Expiration: May 31, 2020
  - (2) Five Year Options at FMV - Annual Increases

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## PROPERTY AERIAL



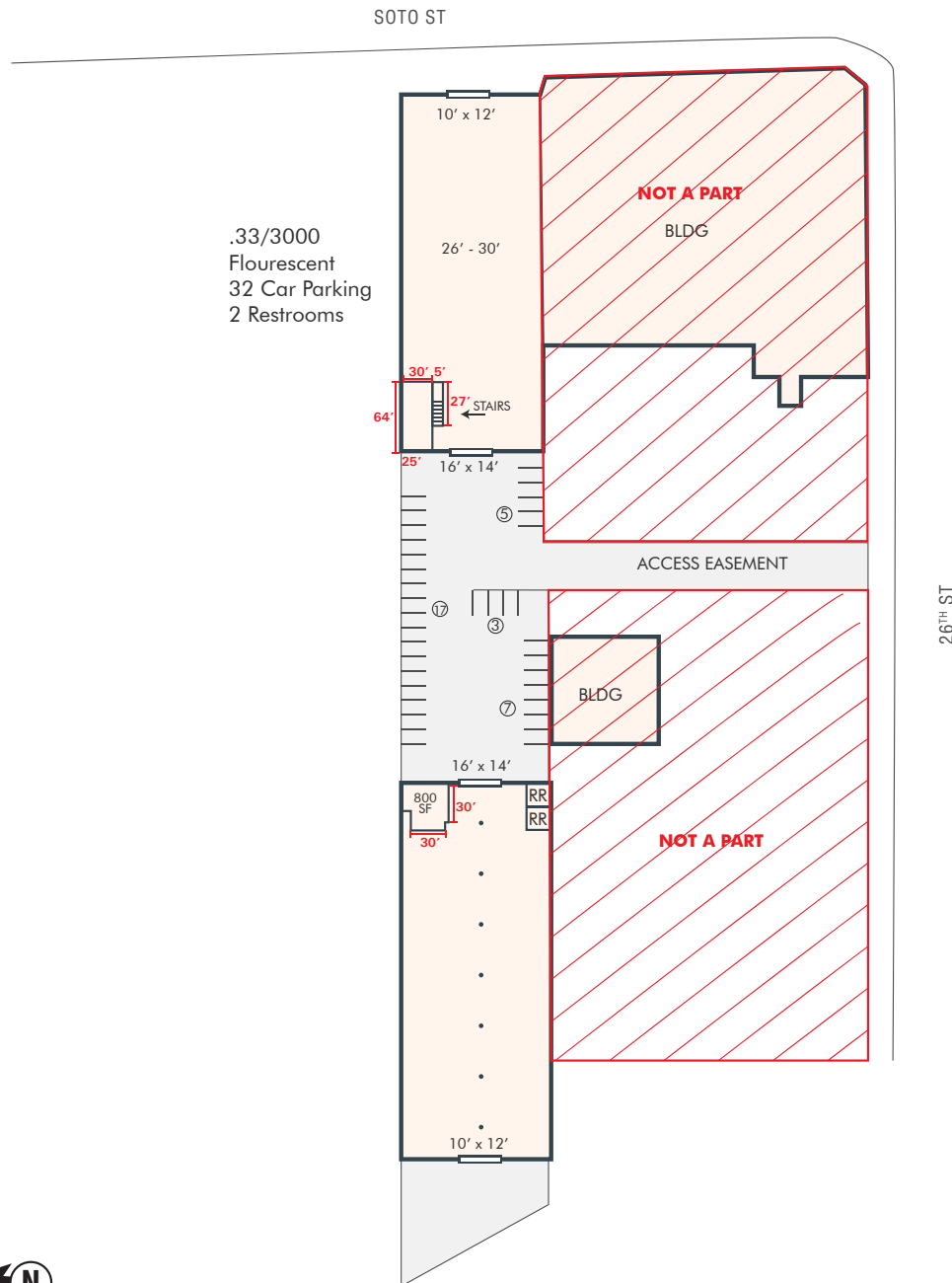
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## SITE PLAN



.33/3000  
Flourescent  
32 Car Parking  
2 Restrooms

NOT A PART

BLDG

30', 5"  
27'  
STAIRS

64'

25' 16' x 14'

ACCESS EASEMENT

BLDG

16' x 14'

800 SF

30'

RR

RR

10' x 12'

26TH ST



NOTE: Drawing not to scale. All measurements and sizes are approximate.

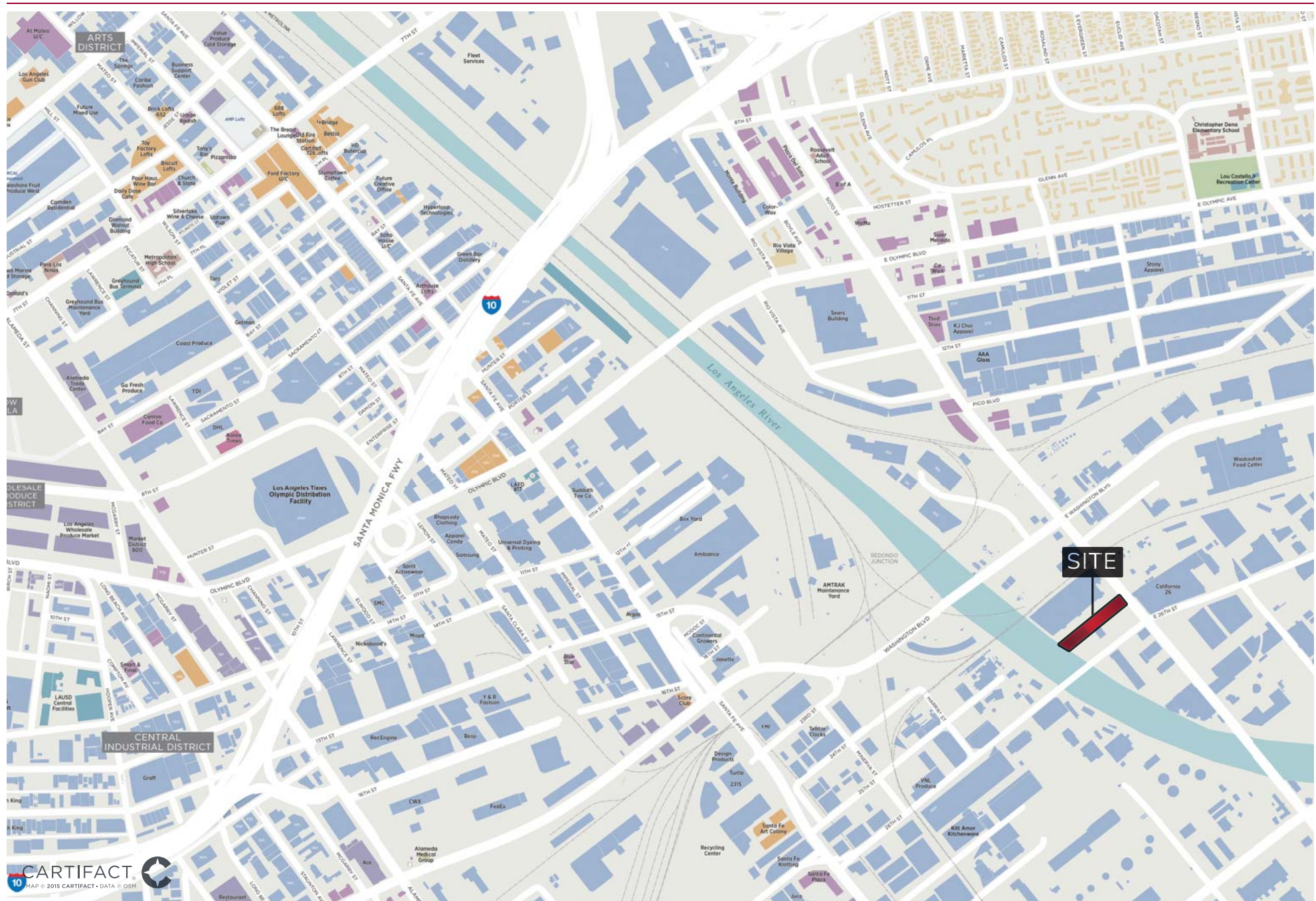
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## LOCATOR MAP



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