

FOR SALE

OWNER-USER INDUSTRIAL / R&D

Arts District Adjacent



2222 DAMON STREET



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LOS ANGELES, CA 90021



FEATURES

- Turn-Key Owner-User Trophy Industrial Building
- Modern CTU With Grade Level Loading
- Walking Distance to Amenity Rich Arts District
- Freestanding Building With Fenced & Gated Parking (12 Spaces)
- Newly Built-Out Reception Entrance & Permitter Offices
- 22' Clear Heights with Minimal Columns
- New HVAC throughout
- 600 Amps of Power

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

PROPERTY SUMMARY

ADDRESS

2222 Damon St.
Los Angeles, CA

RSF

± 5,670 SF

SITE

± 7,841 SF

PRICE

\$3,720,000

PRICE/SF

\$645.83

PARKING

± 11 Spaces

Lee & Associates Los Angeles West, Inc., as the exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 2222 Damon Street, an exceptional owner-user industrial/R&D property in the heart of DTLA's vibrant Arts District

Located in one of the city's most desirable neighborhoods, this property is perfect for businesses seeking to establish a presence in a dynamic artistic and cultural hub.

With 22-foot clear heights, 600 amps of power, grade-level loading, comprehensive HVAC, and newly renovated reception and office areas, 2222 Damon offers a turnkey solution for investors or owner-users.

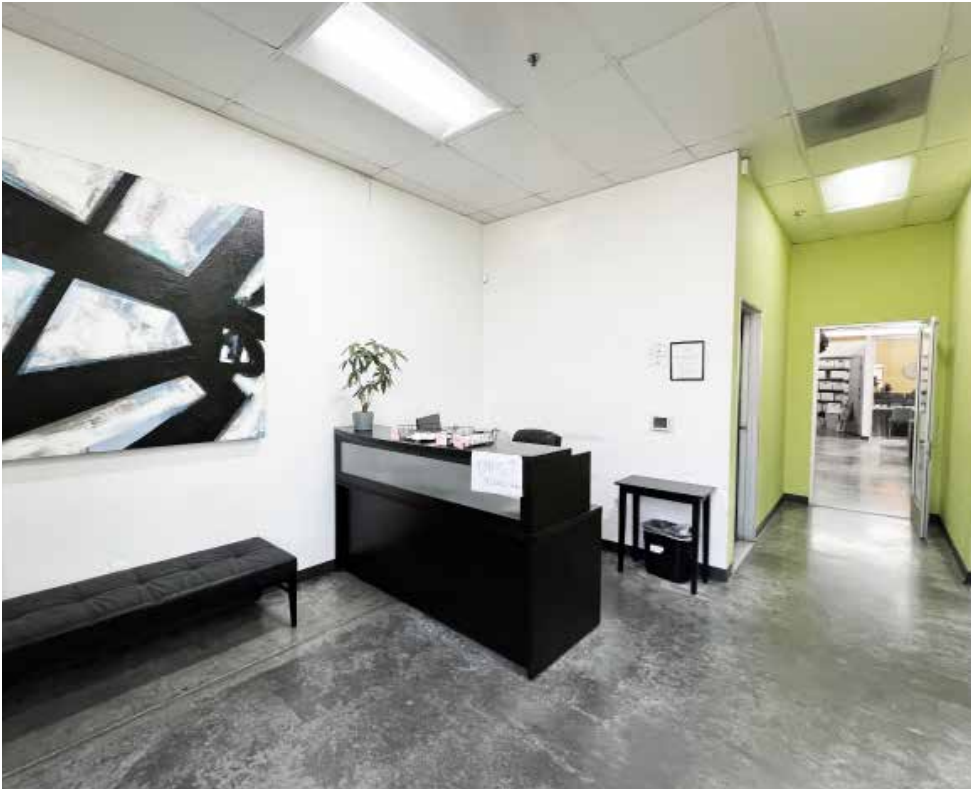
Its strategic location near major developments and a thriving community of creatives makes it an attractive asset for those looking to capitalize on the area's rapid growth.

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