

Hampar Properties**Stephen Hampar, CCIM** — (818) 687-4915

Industrial Property - Sold

1001 N. Orange Dr.**1001 N. Orange Dr., Los Angeles, CA 90038**

Price:	\$4,500,000
Building Size:	30,497 SF
Price/SF:	\$147.56
Property Type:	Industrial
Property Sub-type:	Flex Space
Additional Sub-types:	Multifamily (land) Office (land) Office Building
Property Use Type:	Vacant/Owner-User
Distressed:	Yes
Year Built:	1922
Clear Ceiling Height:	20 ft.
Drive In/Grade-Level	2
Doors:	
Lot Size:	29,700 SF
Listing ID	17559048
Last Updated	155 days ago

Highlights

- Prime Hollywood location near major studios
- Great development opportunity-located in the Hollywood Media Improvement District!
- Property can be delivered vacant, or with existing business. (Ask for details)

Description

Street to street freestanding building located in the heart of the Hollywood Media District. Previous industrial use building, could be converted to a production facility. MR1 zoning, and enterprise zone location would allow for various development opportunities. (Check with the City)

Do not disturb Tenants..Showing by appointment only no exceptions!!!

PROPERTY IS IN ESCROW AND IS SUBJECT TO COURT OVERBID PROCESS.

COURT DATE: FEBRUARY 4, 2014..11:00 a.m.
LOCATION: United States Bankruptcy Court
255 E. Temple St, Court Room 1368
Los Angeles, CA 90012

- 1) Bankruptcy court sale subject to bankruptcy court approval
- 2) All offers are subject to an overbid process
- 3) Bankruptcy court case # 2:13-bk-29703-VZ
- 4) Property is being sold "As is where is without representation or warranty."
- 5) This property will be subject to sale under terms and conditions which are required to be approved by the U.S. Bankruptcy Court.

In the Hollywood Media District, East of La Brea, South of Santa Monica Blvd.

A map of the area around Santa Monica Blvd and N Highland Ave. The map shows a grid of streets. Santa Monica Blvd runs horizontally across the middle. N Highland Ave runs vertically through the center. A red diamond marker is located at the intersection of N Orange Dr and Santa Monica Blvd. Other streets shown include N Gardner St, N Vista St, N Martel Ave, N Fuller Ave, N Greenacre Ave, N Poinsettia Dr, N Poinsettia Pl, N Formosa Ave, N La Brea Ave, N Sycamore Ave, N Orange Dr, N Mansfield Ave, N Citrus Ave, N McCadden Pl, N Las Palmas Ave, N Cherokee Ave, N June St, N Seward St, N Wilcox Ave, N Cole Ave, N Sierra Blvd, N Fountaine Ave, N Longpre Ave, N La Mirada Ave, N Lexington Ave, N Bartons Ave, N Willoughby Ave, N Waring Ave, N Detroit St, N La Brea Ave, N Sycamore Ave, N Orange Dr, N Mansfield Ave, N Citrus Ave, N McCadden Pl, N Las Palmas Ave, N Cherokee Ave, N June St, N Seward St, N Wilcox Ave, N Cole Ave.

<http://www.loopnet.com/xNet/MainSite/Listing/Profile/PrintProfile.aspx?LID=17559048&ShowAudit=false&SRID=6691548954>



Interior



Romaine



inside



Inside

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