

Available SF 14,000 SF

Industrial For Sale

Building Size 14,000 SF


Property Name:

2800 - 2826 Norton Ave

Address:

2800, 2820, 2826 Norton Ave, Lynwood, CA 90262

Cross Streets:

Norton Ave/ Santa Fe Ave

Owner/User Development Opportunity
 Multiple Useful Structures; Can Utilize or Demolish
 Can Be Purchased With Adjacent Parcel
 Priced at Land Value

Sale Price: \$3,044,440.00
Sale Price/SF: \$217.46
Available SF: 14,000 SF
Prop Lot Size: 0.76 Ac / 33,057 SF
Taxes: \$39,579 / 2025
Yard: Fenced/Paved
Zoning: M

Sprinklered: No
Clear Height: 10' - 14'
GL Doors/Dim: 2
DH Doors/Dim: 0
A: 200 V: 120/240 O: 3 W: 4
Construction Type: STEEL
Const Status/Year Blt: Existing / 1946

Whse HVAC: No
Parking Spaces: 22 / **Ratio:** 1.6:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: TBD
Restrooms: 2
Office HVAC: None
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: Gardena/North Compton
APN#: 6170-016-003, 6170-016-00

Listing Company: Lee & Associates

Agents: [Garrett Hill 323-767-2092](#), [Jeffrey Hubbard 323-767-2037](#)
Listing #: 45215509

Listing Date: 07/08/2026

FTCF: CB000N000S000/A0AA

Notes: Call broker for commission info. Tenant to verify all including bldg/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitted uses, ADA compliance, parking, bldg and roof condition, HVAC, Access, encroachments, floor load and taxes. Power has been vandalized. Structures vary in age, construction type and clear height. Buyer should independently verify all information. Parcel lines are estimated and should be independently verified by Buyer.

FOR SALE

±14,000 SF Industrial Building with ±33,057 SF of Land
2800, 2820 & 2826 Norton Ave | Lynwood, CA 90262



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

FOR MORE INFORMATION, PLEASE CONTACT

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Jeff Hubbard

Senior VP, Principal | LIC #00982290
jhubbard@lee-associates.com
323.767.2037

Garrett Hill

Associate | LIC #0210585
ghill@lee-associates.com
323.767.2092

Lee & Associates | Los Angeles Central
5675 Telegraph Rd. Ste 300, Commerce, CA 90040

VISIT US AT LEE-ASSOCIATES.COM
CORP ID: 01025429

