

GARDENA AREA WAREHOUSE PROPERTY (LOS ANGELES COUNTY) FOR SALE \$1,950,000.00

8,924* +/- SQ. FT. OF BUILDING ON 16,024* +/- SQ. FT. OF LAND



13413 S. BROADWAY, LOS ANGELES (COUNTY), CA 90061

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

Alex S. Paley

alex@paleycommercial.com

DRE: 02073925

Benjamin L. Paley

ben@paleycommercial.com

DRE: 02074047

(818) 343-3000

* Buyer to Verify

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

LOS ANGELES COUNTY WAREHOUSE-OFFICE PROPERTY FOR SALE

LOCATION: 13413 S. Broadway
Los Angeles (County), Ca 90061
(Just North of W. 135th Street)

TENANCY: Property is Vacant

BLDG. & LOT SIZE: 8,924 +/- square feet of building*
16,024 +/- square feet of land*

A.P.N. #: 6132-009-015

PREVIOUS USE: Printing Company - Property Now Vacant

PARKING: Twenty Five (25)* +/- On Site Spaces
(Ample Street Parking Available as well)

PRICE & TERMS: \$1,950,000.00 (Cash, cash to a new loan)

ZONING/YEAR BUILT: LCM1* - 1967*

SIGNAGE: Excellent Signage Available

COMMENTS: *Excellent Street Parking/Rear Fenced & Paved Yard
*Built out with Offices & Storage
*Excellent Access to 110, 105 & 91 Freeways
*4 Loading Doors (2 in front and 2 in rear/1 door with dock in front)
3 Phase/600 amps of Power Capacity (Just completely redone)
*Separate Office & Warehouse Restrooms
14' Foot Clearance
*One (1) part of the building was formally permitted as an H2 room

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

Alex S. Paley

alex@paleycommercial.com

DRE: 02073925

Benjamin L. Paley

ben@paleycommercial.com

DRE: 02074047

* Buyer to Verify

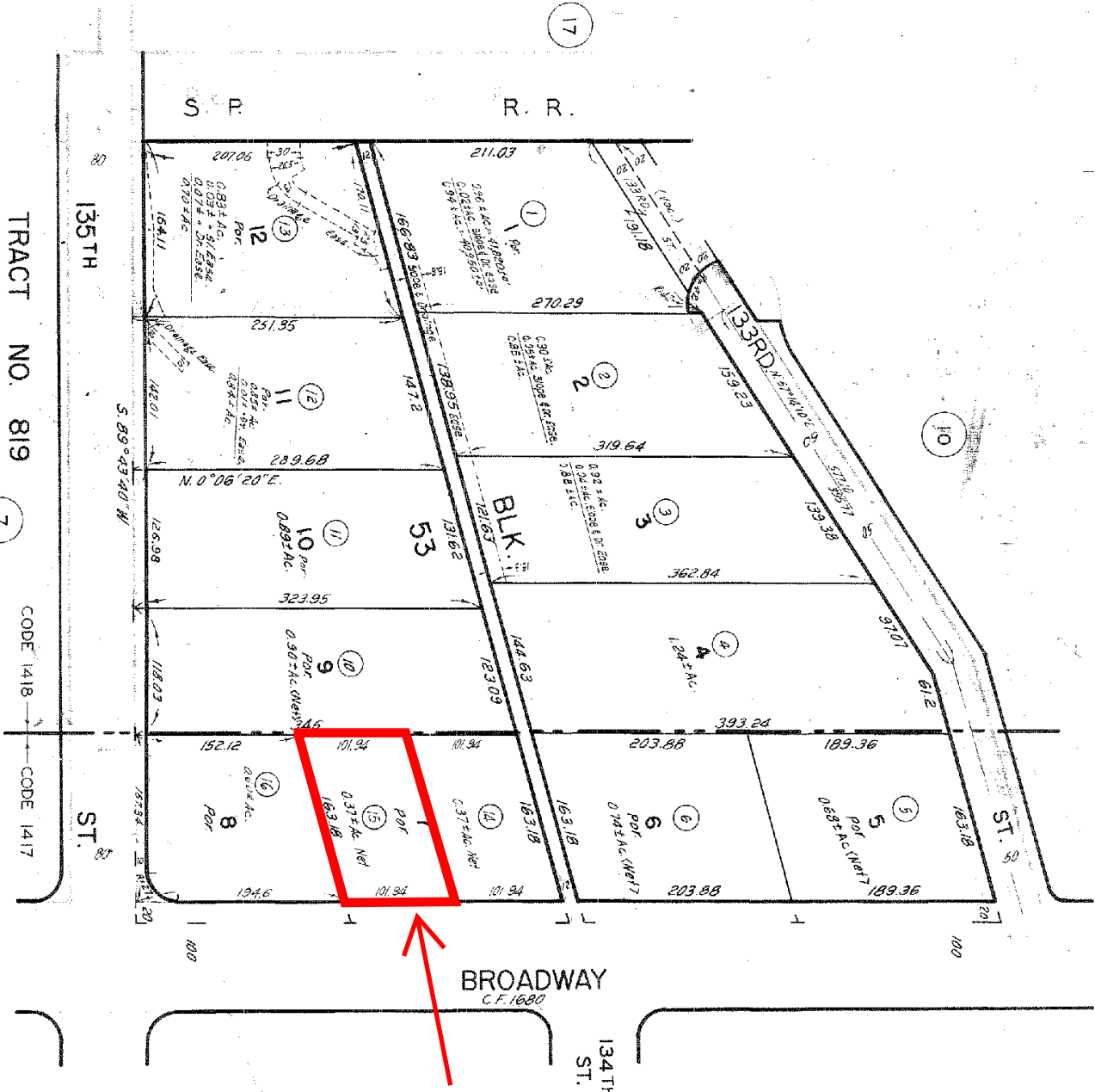
(818) 343-3000

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

13413 S. Broadway, Los Angeles County, Ca 90061

CODE
1418
1417
FOR PREV. ASSM'T. SEE:
6132-9

TRACT NO. 819
M.B.16-154-155



SITE