



Penta Pacific Properties

9500 Norwalk Blvd, Santa Fe Springs, CA 90670 | 562-699-1922

Available SF 12,477 SF

Industrial For Sale

Building Size 12,477 SF



Address: 5141, 5145, & 5203 Chakemco St, South Gate, CA 90280

Cross Streets: Legacy Ln/Chakemco St

12,477 SF Bldg + 23,579 SF Yard
Just East of Atlantic Ave
M2 Zoning
Access to 710, 105, 91 & 5 Fwys

Sale Price: \$4,200,000.00
Sale Price/SF: \$336.62
Available SF: 12,477 SF
Prop Lot Size: 0.90 Ac / 39,314 SF
Taxes: \$10,338
Yard: Fenced/Paved
Zoning: M2

Sprinklered:
Clear Height: 12'
GL Doors/Dim: 4 / 12'x12'
DH Doors/Dim: 0
A: 200 V: 240 O: 3 W: 3
Construction Type:
Const Status/Year Blt: Existing / 1955
Whse HVAC: No
Parking Spaces: 33 / **Ratio:** 2.6:1
Rail Service:
Specific Use: Warehouse/Office

Office SF / #: 300 SF / 1
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: N/A
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6221011031, 6221011032

Listing Company: Penta Pacific Properties

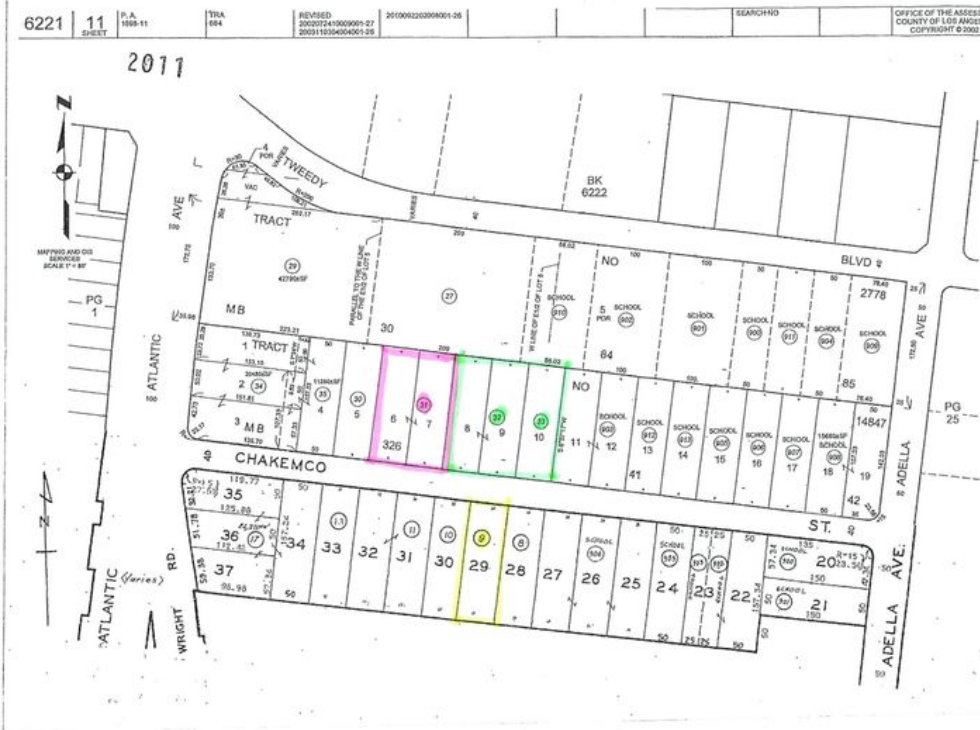
Agents: [Douglas Wells 562-908-6012](mailto:doug@pentapacific.com)

Listing #: 40567410

Listing Date: 06/13/2024

FTCF: CB000N000S250/A0AA

Notes: Check with city of South Gate for allowable uses. Freestanding building. Month to month tenants. Do not disturb. Call Broker to show. Additional APN: 6221-011-033.



CHAKEMCO ADDRESS	BUILDING SIZE	LOT SIZE	APN:	DESCRIPTION	TARGET PRICE
5200	4,000sf	7,866sf	6221-012-009	Block Bldg. with yard	\$1.3M(\$325psf)
5141	none	15,734sf	6221-011-031	Paved/Fenced parking lot	\$1.35M(\$86psf)
5145-5203	12,477sf	27,580sf	6221-011-032,033	Metal Bldg. + paved lot	\$2.85M(\$228psf)
5141-45-5203	12,477sf	39,314sf	6221-011-031,032,033	Metal Bldg. + 2 paved lots	\$4.2M
5141-5-5200-3	16,477sf	47,200sf	6221-012-009 and 6221-011-031,032,033	Block Bldg. + Metal Bldg. + 2 paved lots	\$5.5M

DOUGLAS E. WELLS (562) 908-6012
President & Broker Direct Line
www.douglasewells.com
License #00915372

PENTA PACIFIC PROPERTIES
INDUSTRIAL REAL ESTATE
LIC. #00348517

AIR MEMBER

9500 NORWALK BOULEVARD
SANTA FE SPRINGS, CA 90670
www.pentapacific.com

OFFICE (562) 699-1922 EXT. 203
CELL (714) 612-2373
FAX (562) 699-6763
doug@pentapacific.com