

**FOR SALE**

**±32,000 SF Industrial Building with ±65,120 SF of Land**

**2772-2826 Norton Ave | Lynwood, CA 90262**



# 2772-2826 Norton Avenue Lynwood, CA 90262

## PROPERTY DESCRIPTION

Building Size:	±32,000 SF (Buyer to Verify)
Lot Size:	±65,120 SF (LA County Assessor Parcel Map)
GL Positions:	6
Clearance:	±10' - ±28'
APN:	6170-016-001, 002, 003, 004
Zoning:	LYM*
Year Built:	1946

## ASKING PRICE

Sale: **\$6,500,000 (\$99.82 PSF)**

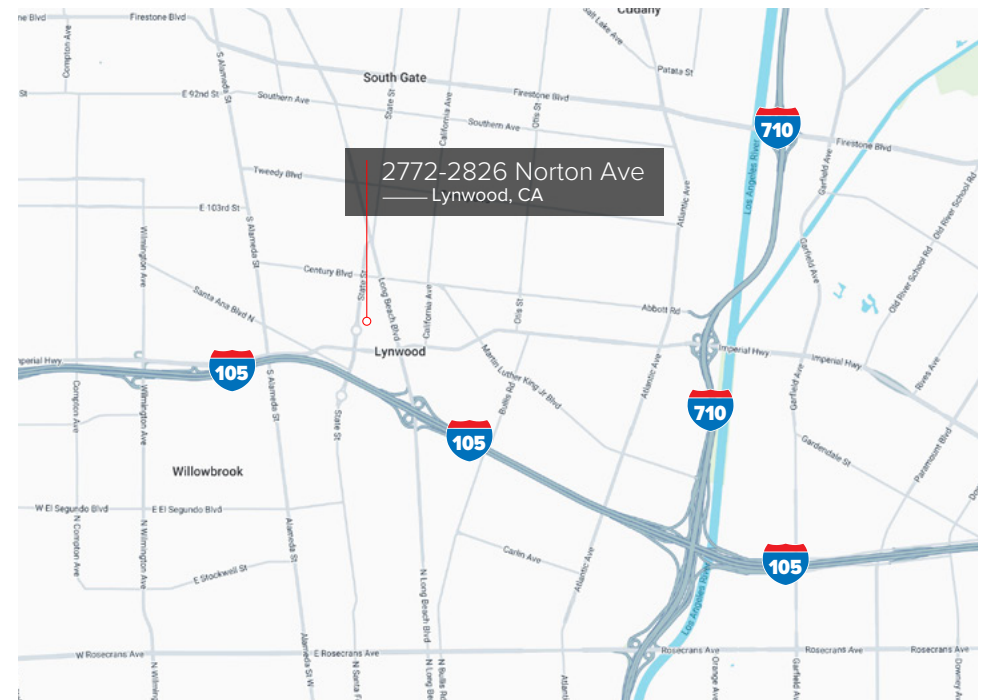
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population:	46,863	390,143	936,221
Average HH Income:	\$81,787	\$89,652	\$90,229
Employees:	8,864	55,507	265,926

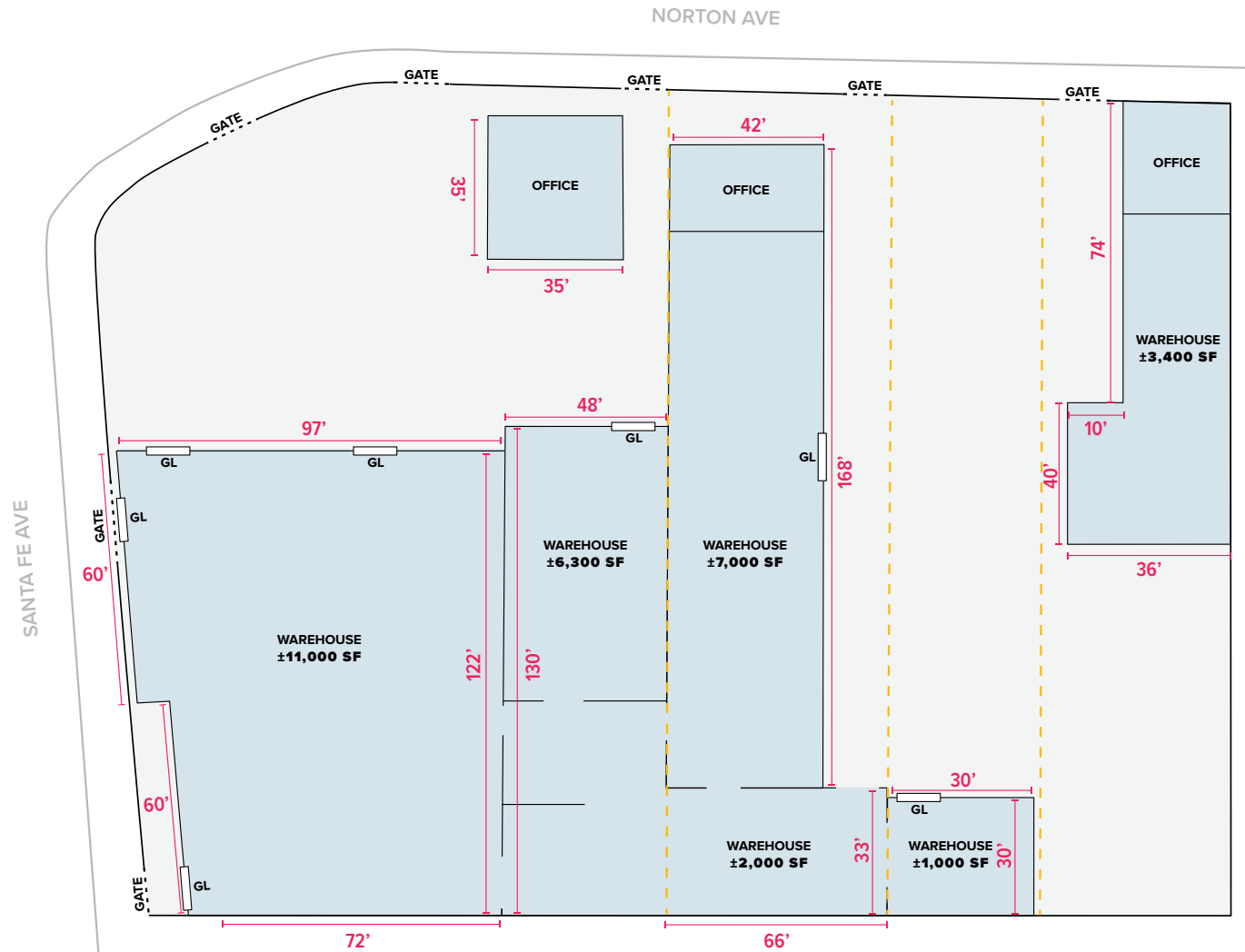
Buyer/Lessee to independently verify all above items: permitted building size, office size, age, power, clear height, sprinklers, bathroom count, parking, HVAC, floor load, utilities, zoning and use prior to signing.

## PROPERTY DETAILS

2772–2820 Norton Avenue offers a strategic ±32,000 SF industrial manufacturing facility positioned on four parcels totaling ±1.48 acres in the heart of the Gardena/ North Compton submarket. This multi-building project features a functional industrial layout with ±6 ground-level doors, 400a/208v 3-phase power (Buyer to verify. Power has been vandalized.), and M zoning—providing the flexibility required for manufacturing, fabrication, or distribution users. With ±65,120 SF of land area, the site presents a versatile opportunity for owner-users or investors/ developers seeking a quality opportunity. Located within immediate proximity to major transportation corridors serving Southeast Los Angeles and the Ports of LA/ Long Beach, this asset represents a compelling opportunity to establish or expand operations in a tight, infill Southeast Los Angeles submarket.



SITE PLAN



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

Land Use	M
Auction House	P
Audio/Visual Products Manufacture	P
Bakery Goods Distributor	P
Bakery, Wholesale	P
Beverage Production	P
Building Materials Sales	P
Building Materials Storage Yard	P
Carpentry Shop with On Site Sales	P
City Maintenance and Storage Yard	P
Cold Storage Plant	P
Communications Equipment Sales/Rental	P

Land Use	M
Distribution Facility	P
Electronics Manufacturing and Assembly	P
Engine Manufacturing	P
Equipment Sales and Rentals	P
Equipment Storage	P
Food Processing	P
Freight Terminals	P
Furniture Sales and/or Rental	P
Furniture Transfer and Storage	P
Laundry Service (See Also Dry Cleaner, Storefront Type)	P
Lumberyard	P

Land Use	M
Machine Shop	P
Newspaper Printer	P
Optical Products Manufacture	P
Parcel Delivery Service	P
Parcel Delivery Terminals	P
Pharmaceuticals Manufacturing	P
Plastics Manufacturing	P
Plastics Molding	P
Plumbing Supply Yard	P
Printing and Publishing	P
Public Utility Service Yards	P

Land Use	M
Rubbert Products Manufacture (Except Tires)	P
Sheet Metal Shop	P
Sign Manufacturing	P
Silk Screen Ship	P
Toiletries Manufacturing	P
Transportation Terminals and Stations	P
Welding Shop	P
Wire Fabrication	P
Wood Products Manufacturing	P

**FOR FULL LIST, CLICK HERE**

P The use is permitted by right subject to the requirements of this code and other city ordinances and codes.

M Manufacturing

Disclaimer: The City Clerk's Office has the official version of the Lynwood Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above. Buyer to Independently Verify Use.

2772-2826 Norton Avenue  
Lynwood, CA 90262

PROPERTY PHOTOS



2772-2826 Norton Avenue  
Lynwood, CA 90262

PROPERTY PHOTOS



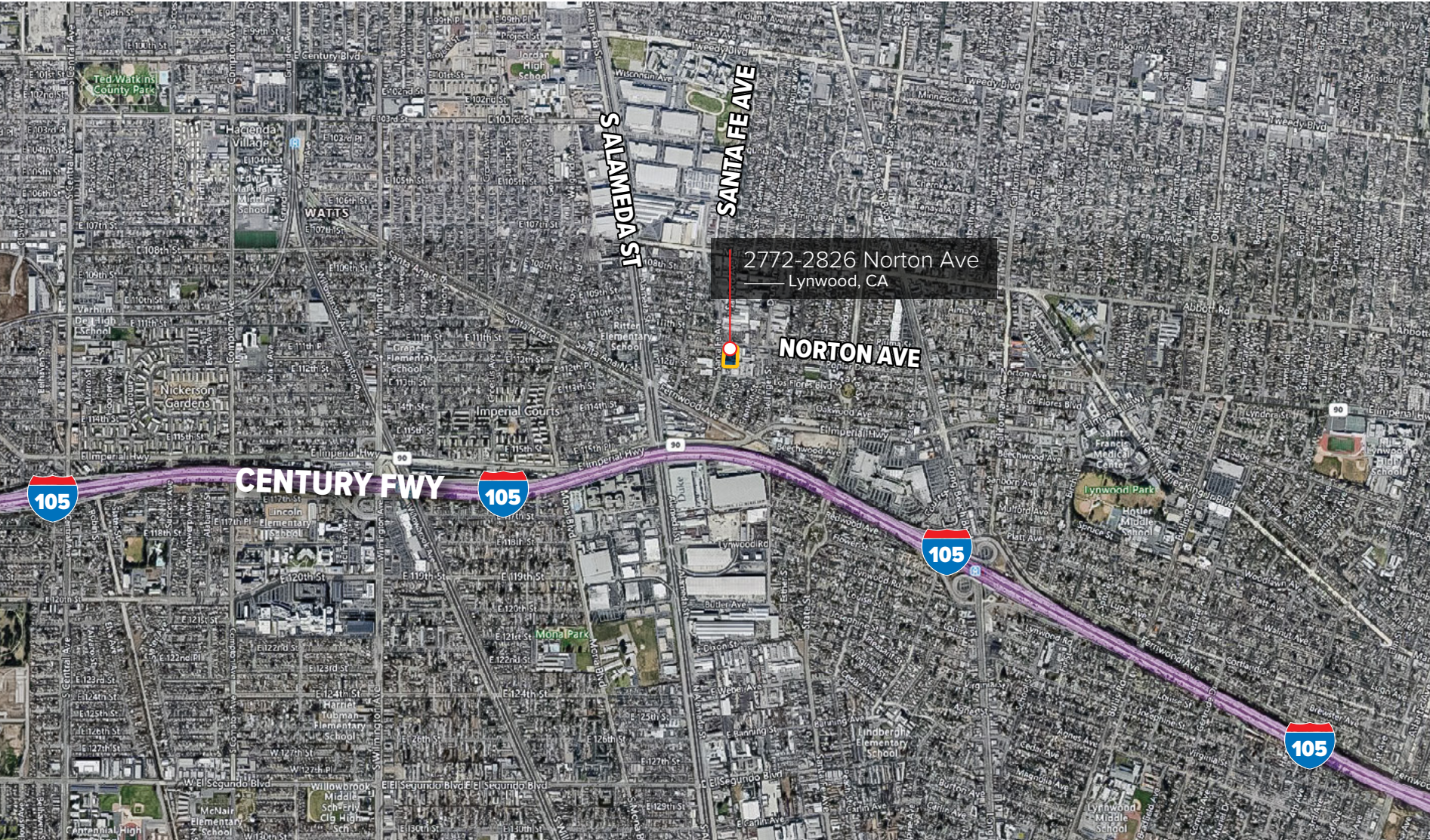
2772-2826 Norton Avenue  
Lynwood, CA 90262

PROPERTY AERIAL



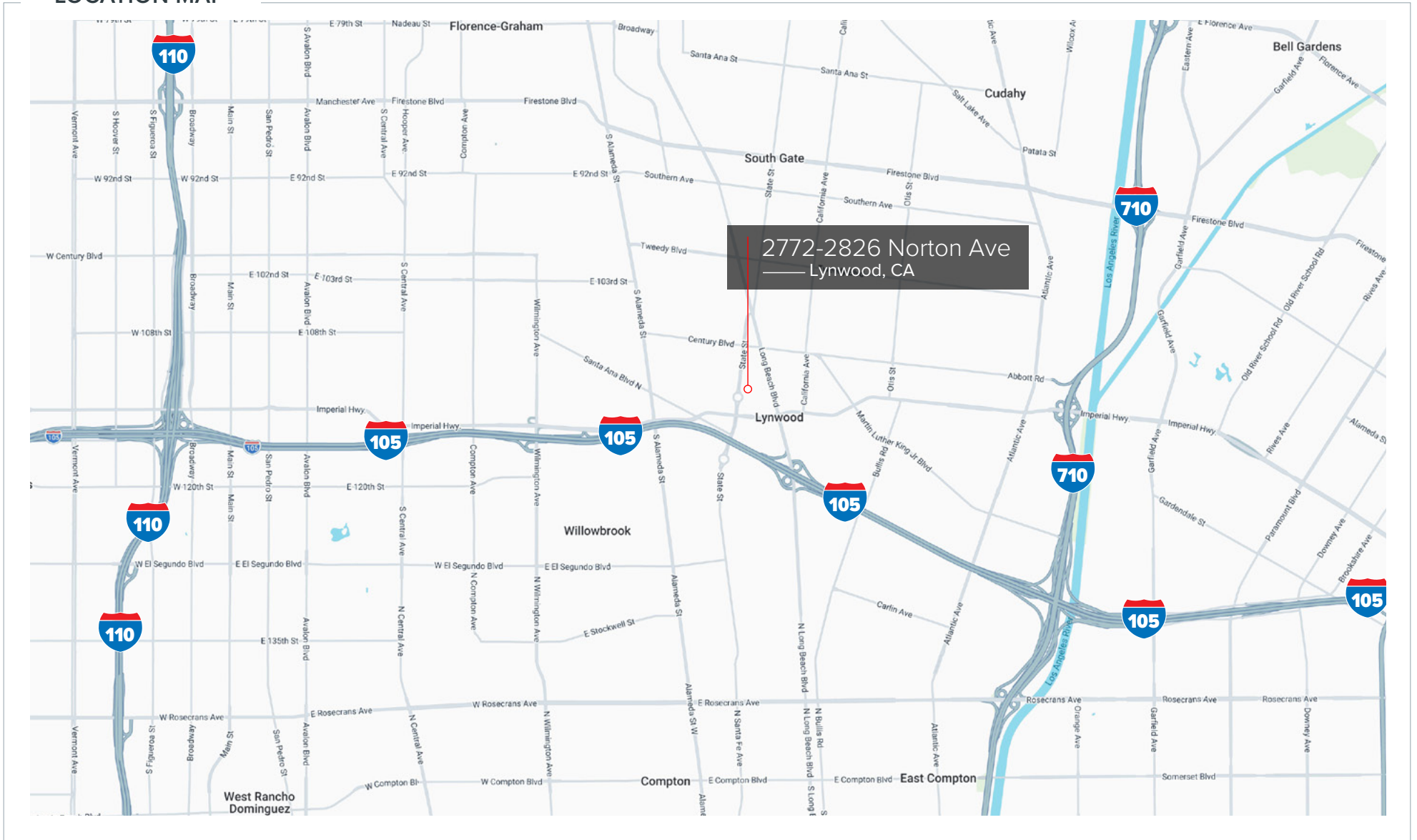
# 2772-2826 Norton Avenue Lynwood, CA 90262

## LOCATION AERIAL



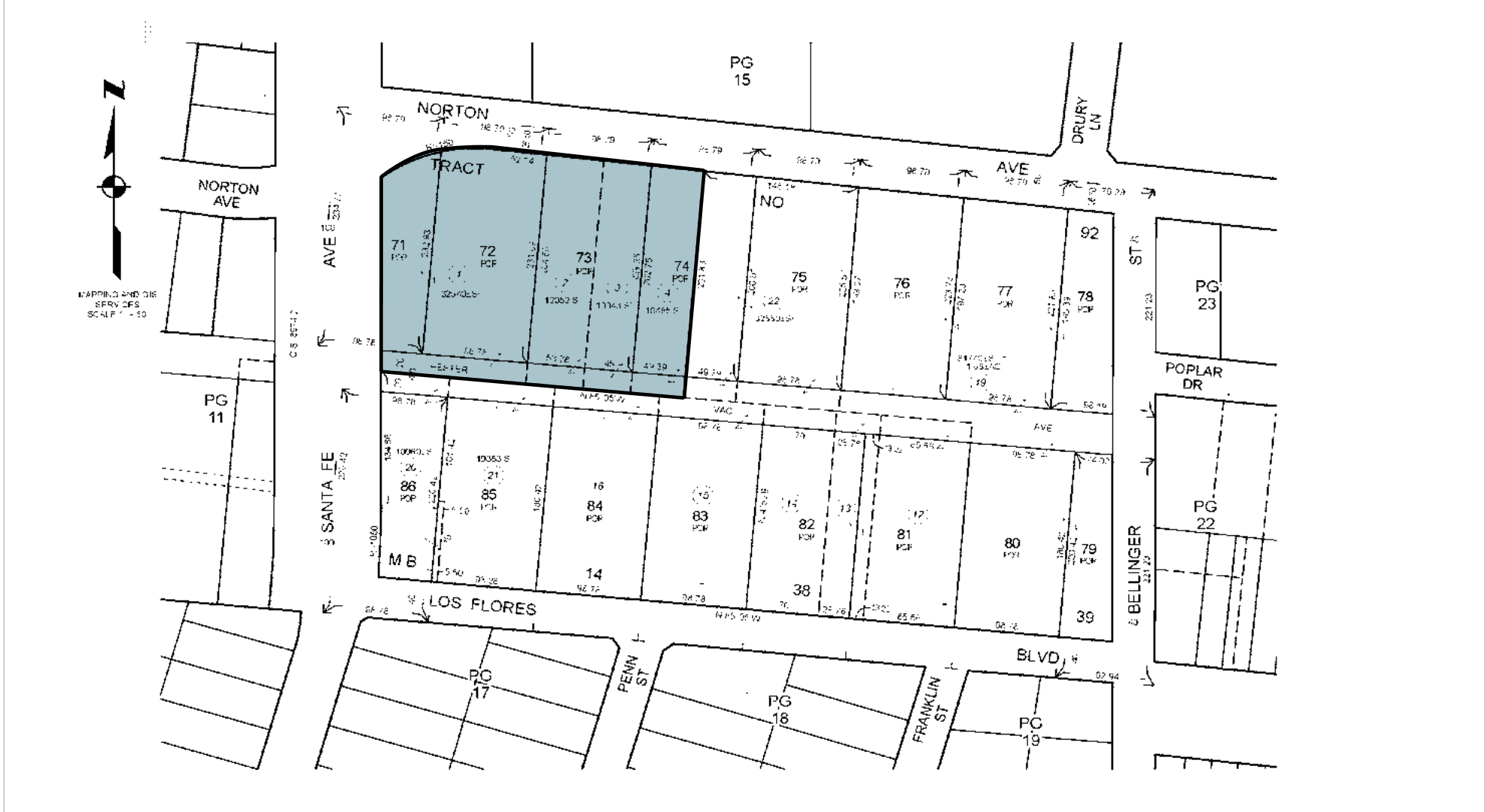
2772-2826 Norton Avenue  
Lynwood, CA 90262

LOCATION MAP



PARCEL MAP

6170	16 SHEET	P. A. 963-411	18A 9091	REV. SEC 9-14-84 580319113	74061E 6-03-18 23160304-25	201806-228004001-26	SEARCHING	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES CCPWR 6:11 © 2012
------	-------------	------------------	-------------	----------------------------------	----------------------------------	---------------------	-----------	--



2772-2826 NORTON AVE | LYNWOOD, CA 90262

# OFFERING MEMORANDUM



**Jeff Hubbard**

Senior VP, Principal | LIC NO 00982290

[jhubbard@lee-associates.com](mailto:jhubbard@lee-associates.com)

323.767.2037



**Garrett Hill**

Associate | LIC NO 02125818

[ghill@lee-associates.com](mailto:ghill@lee-associates.com)

323.767.2092

