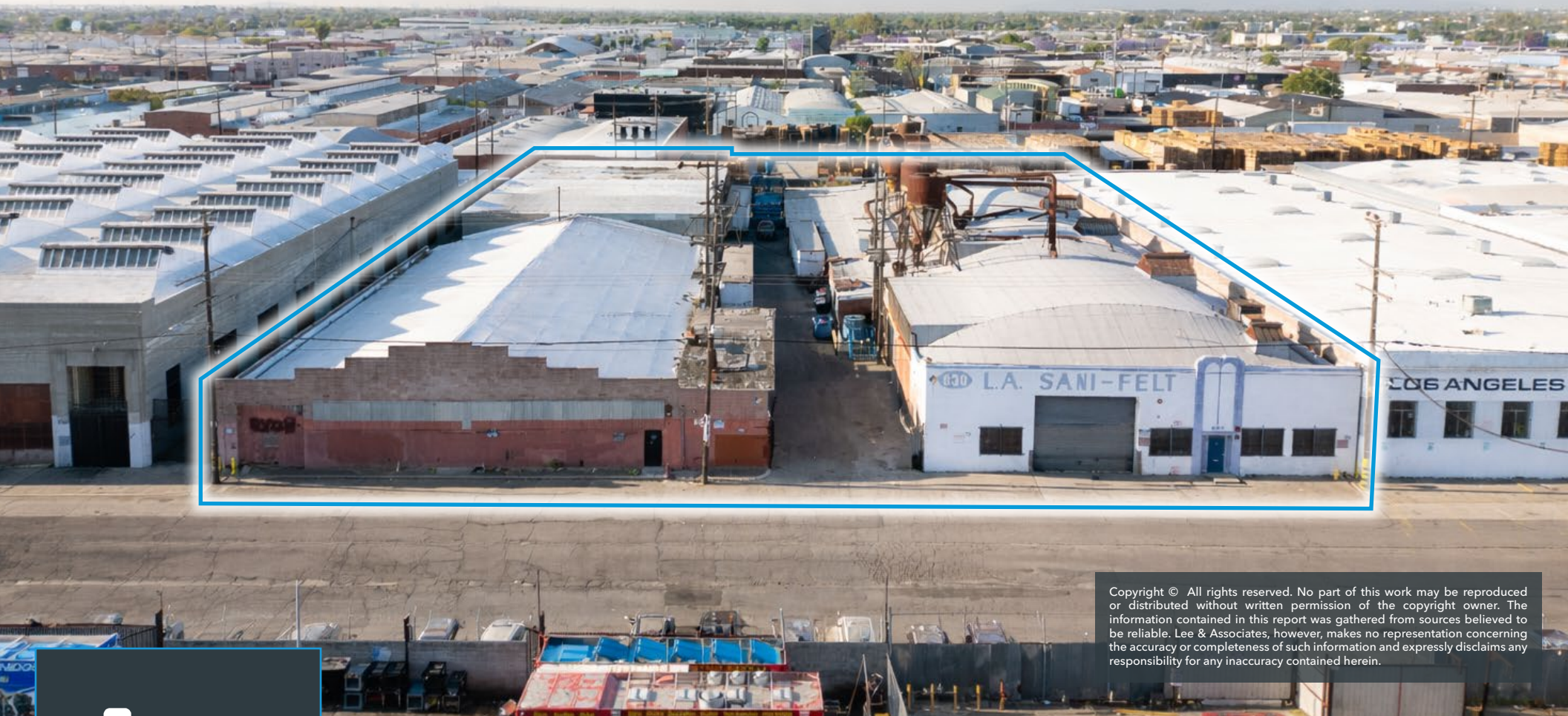


## PREMIERE INDUSTRIAL BUILDING FOR SALE OR LEASE

±30,081 SF Industrial Building on ±1.25-acre Lot (54,624 SF) | South Los Angeles



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

### EVANGELO KARANTONIS

MNK CRE Inc || DRE # 02170562

e || [ek@newfrontprop.com](mailto:ek@newfrontprop.com)

p || 949.444.1716

### MATTHEW PALUMBO

DRE # 02170562

e || [mpalumbo@leelalb.com](mailto:mpalumbo@leelalb.com)

p || 310.403.4254

### LEE & ASSOCIATES LOS ANGELES - LONG BEACH

DRE # 01069854 || [www.lee-associates.com](http://www.lee-associates.com)

21250 Hawthorne Blvd, Ste 700, Torrance, CA 90503



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## PROPERTY OVERVIEW

Lee & Associates is pleased to present 830 E 59th St, a ±30,081 SF industrial property situated on a 1.25 acre lot (±54,624 SF) in Los Angeles for Sale or for Lease.

The property offers two buildings both with **heavy power**, a **large yard for storage**, excellent loading capabilities with **2 Dock High positions** along with **numerous Ground Level loading doors**, which makes it well-suited for an investor or owner-user.

Located within the South LA Industrial Tract Business Improvement District, the property benefits from strong connectivity to major freeways and proximity to key logistics hubs, providing efficient access to the greater Los Angeles market.

## PROPERTY SUMMARY

<b>Property Address</b>	830 E 59th St, Los Angeles, CA 90001
<b>Sale Price</b>	\$5,250,000.00 (\$174 / SF)
<b>Lease Rate</b>	\$0.88 / SF Gross
<b>Building Size</b>	±30,081 SF
<b>Lot Size</b>	±1.25 AC (±54,624 SF)
<b>Zoning</b>	M2 (Heavy Industrial)
<b>Year Built</b>	1946
<b>Parking</b>	20 Surface Spaces (0.87/1,000 SF)
<b>Power</b>	1,200A / 600V and 800A / 600V
<b>APN</b>	6007-009-023

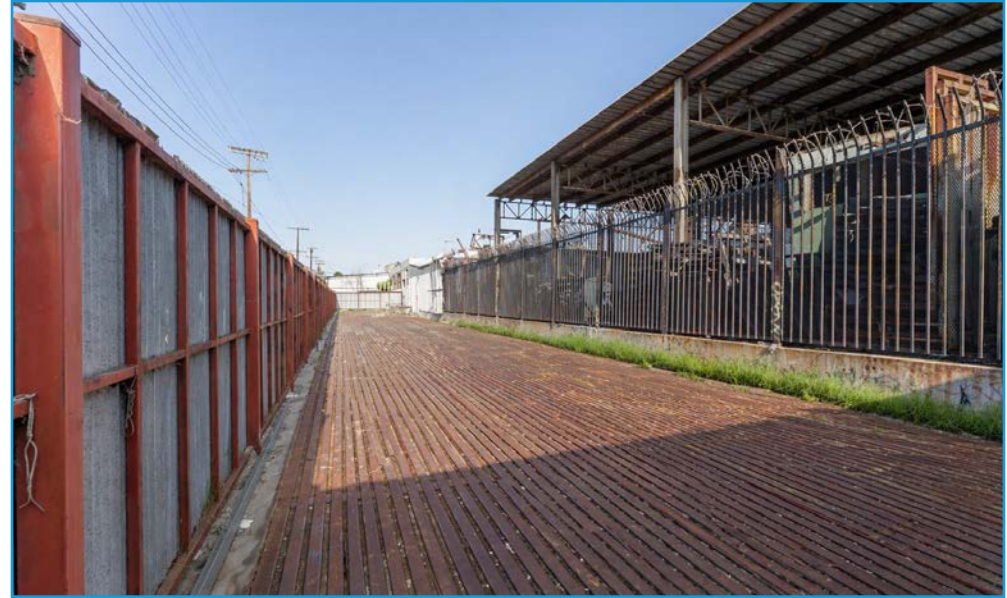
## PROPERTY HIGHLIGHTS

- Fenced yard area ideal for storage, parking, or operations
- Large ±10,000 SF covered yard area
- 2 dock-high loading positions
- 1 ground-level drive-in door (18' x 14') plus additional ground-level loading points
- Heavy power: 1,200A / 600V and 800A / 600V
- Functional layout for warehouse or manufacturing use
- Ample on-site parking and yard capability





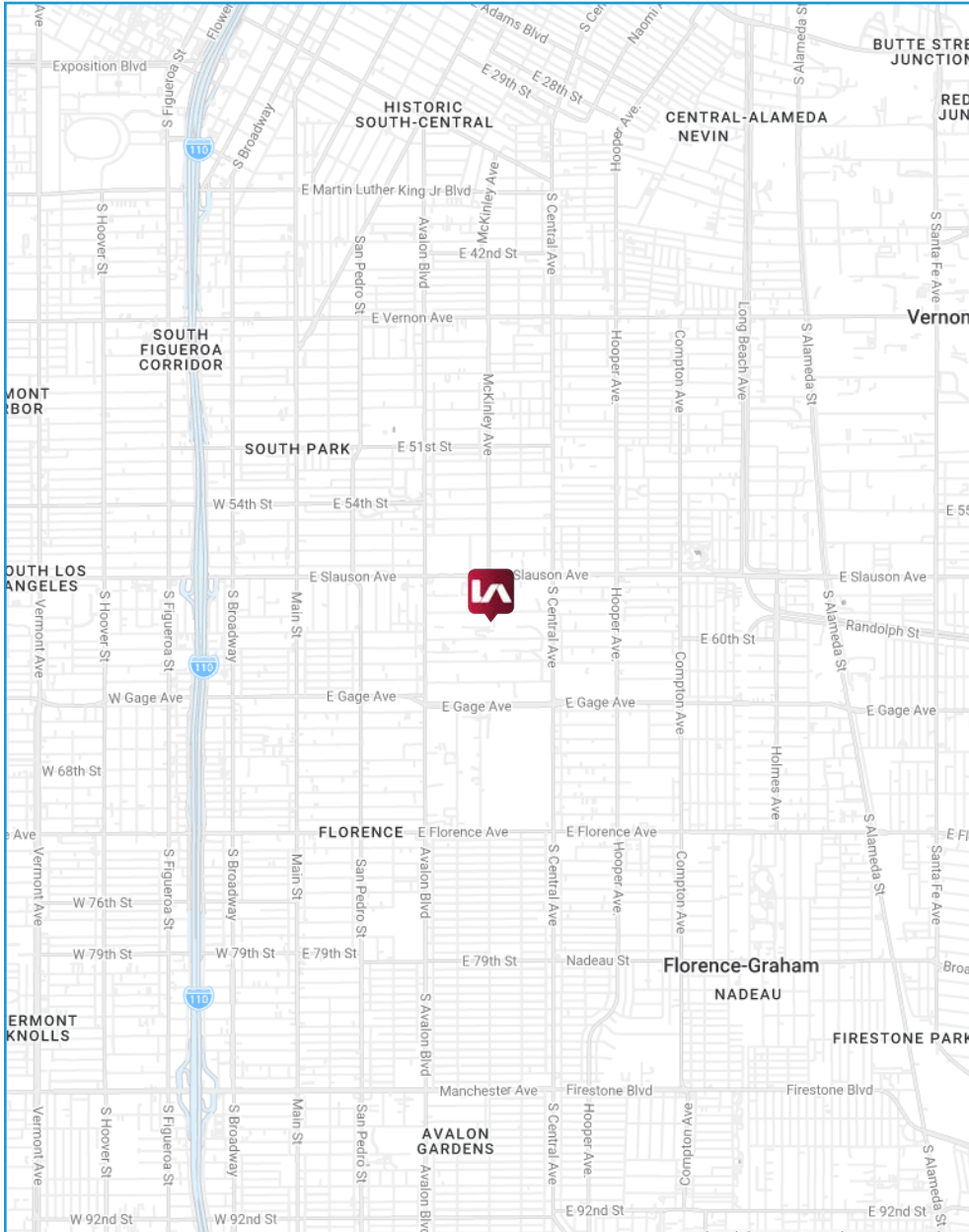
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PROPERTY DEMOGRAPHICS

	1 mile	3 miles	5 miles	
<b>Population</b>	2020 Population	59,311	478,147	1,206,477
	2025 Population	54,993	444,928	1,137,191
	2030 Population Projection	53,939	436,798	1,120,044
	Annual Growth 2020-2025	-1.5%	-1.4%	-1.1%
<b>Households</b>	2020 Households	13,906	121,133	354,770
	2025 Households	12,729	111,372	335,386
	2030 Household Projection	12,444	108,984	330,538
	Annual Growth 2020-2025	-0.1%	-0.1%	0.3%
<b>Income</b>	vg Household Income	\$75,622	\$74,635	\$80,410
	Median Household Income	\$57,135	\$56,837	\$58,971
	\$50,000 - 75,000	2,495	19,854	56,066
	\$75,000 - 100,000	1,706	15,174	41,406
	\$100,000 - 125,000	854	8,693	27,837
	\$125,000 - 150,000	571	6,197	18,015
	\$150,000 - 200,000	826	6,632	22,789
	\$200,000+	588	4,824	21,742



## ABOUT LOS ANGELES

South Los Angeles is one of the region's most active industrial submarkets, driven by its central location and accessibility to major transportation corridors.

The property benefits from convenient access to the I-110, I-10, and I-105 freeways, allowing efficient distribution throughout Los Angeles County and surrounding areas.

Its proximity to Downtown Los Angeles and the Ports of Los Angeles and Long Beach makes it a strategic location for logistics, manufacturing, and last-mile distribution users.

With limited availability of functional yard space and increasing demand from industrial users, the South LA submarket continues to see strong leasing and owner-user activity.

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