

INDUSTRIAL PROPERTY

FOR SALE

8226
SALT LAKE AVE

CUDAHY, CA 90201



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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Long Beach, Ca 90815



SALT LAKE AVE

GUSHER PUMPS

LA VALLEY
354-2550

PROPERTY OVERVIEW

Lee & Associates is pleased to present 8226 Salt Lake Ave, a $\pm 6,946$ -square-foot industrial building situated on an approximately 10,388-square-foot lot in Cudahy, California.

The property includes approximately 1,600 square feet of office space configured with two private offices, an open work area, kitchen or break room, and three restrooms, including one with a shower. The warehouse provides approximately 12- to 18-foot clear height, an overhead crane, one 10-foot by 10-foot ground-level door, an additional sealed ground-level door opening, and heavy electrical power. The property also features a fully fenced and gated yard providing secure access to the building and surrounding site.

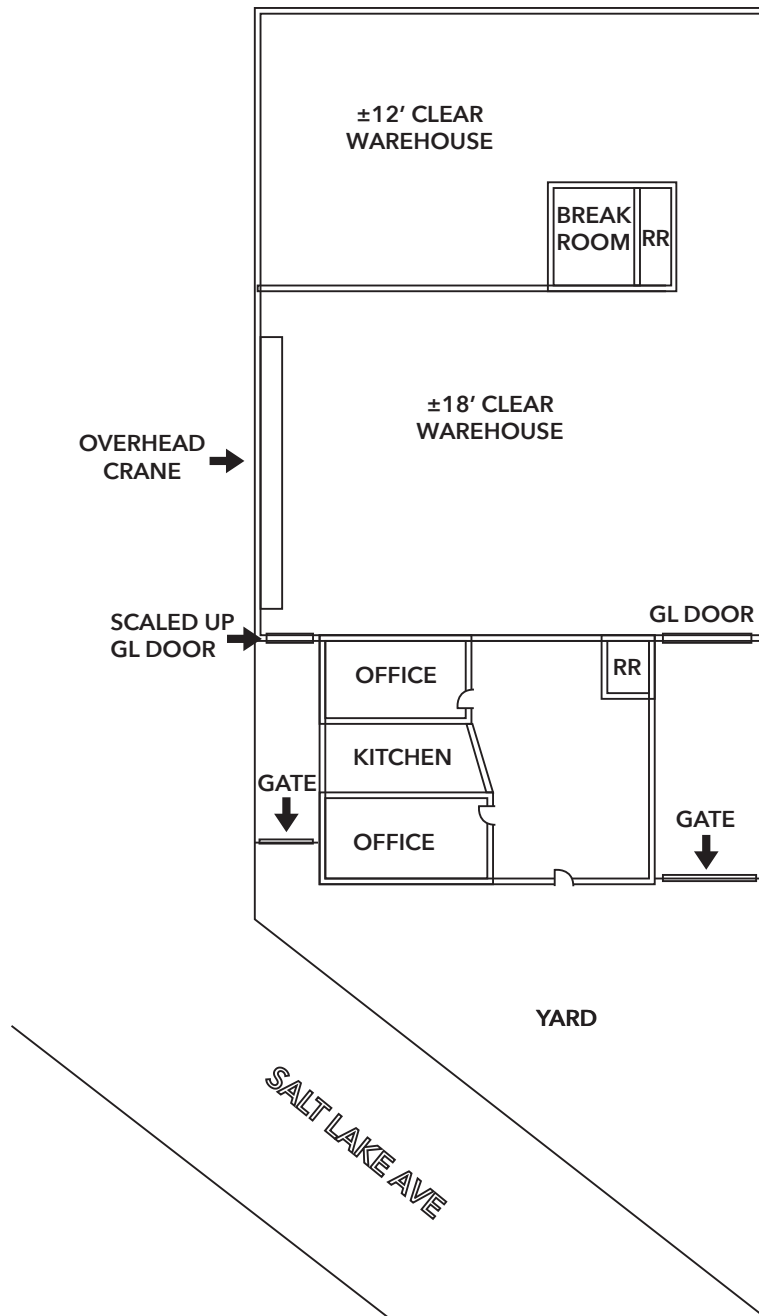
OFFERING SUMMARY

Property Address	8226 Salt Lake Ave, Cudahy, CA 90201
Building Size	$\pm 6,946$ SF
Lot Size	$\pm 10,388$ SF
Zoning	I-Ind
Office Area	$\pm 1,600$ SF
Clear Height	Approximately 12'-18'
Ground-Level Doors	One 10' x 10' GL door and one sealed GL opening
Power	Two panels, 400 amps, 480 volts, 3 phase
APN	6224-021-010

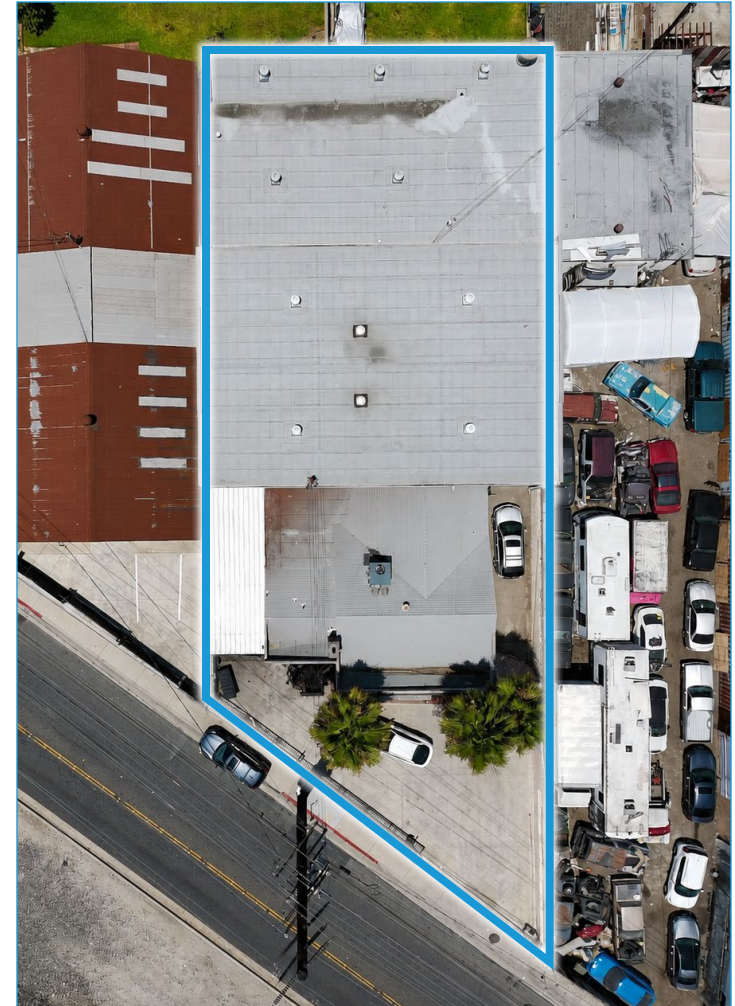


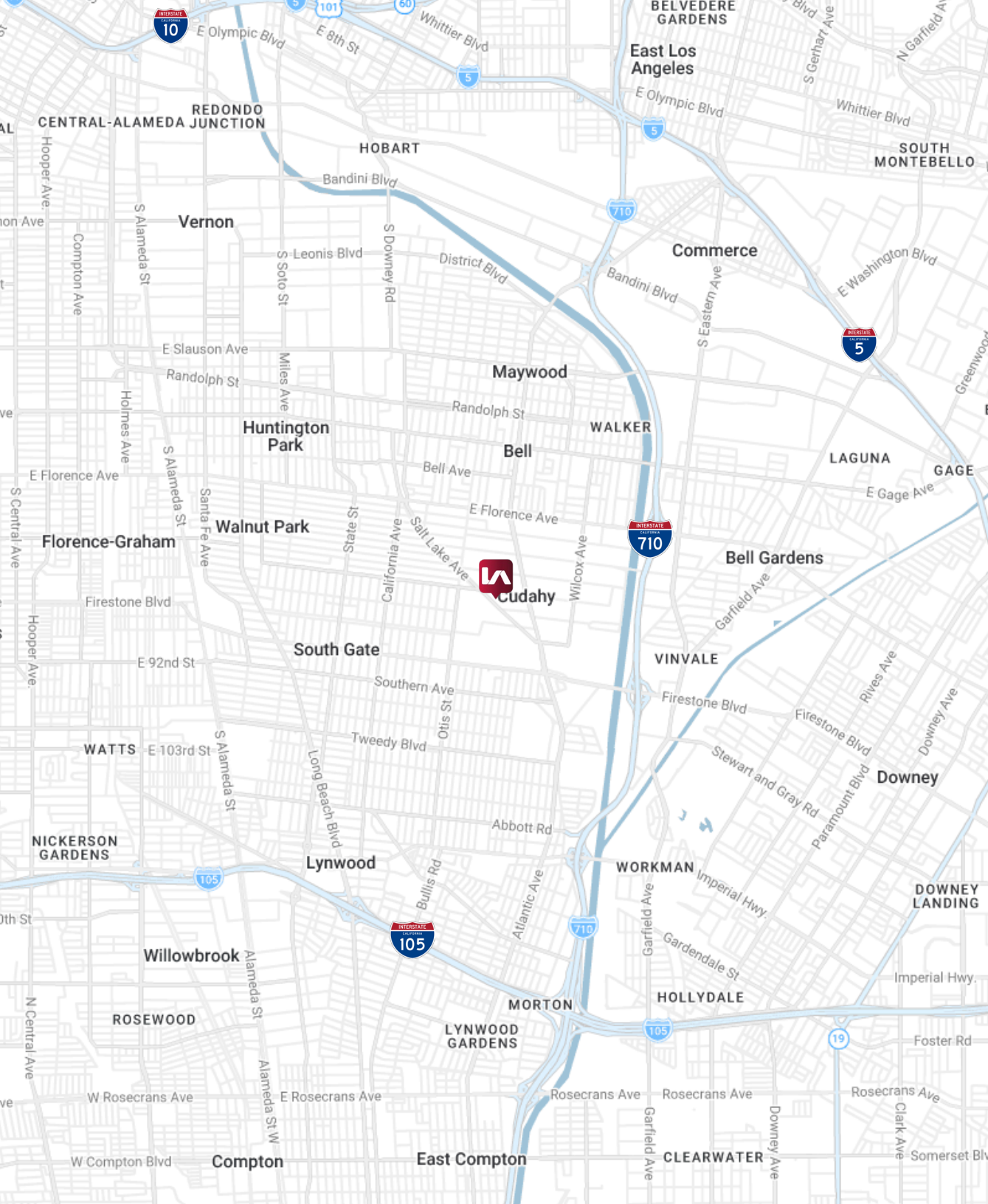


PROPERTY PLAN



This plan and its measurements are approximate and not up to scale.
It is the responsibility of the buyer/lessor to verify the property's measurements independently.





LOCATION OVERVIEW

8226 Salt Lake Ave is located in Cudahy within Southeast Los Angeles County. The property is positioned near several established commercial and industrial communities, including Bell, South Gate, Maywood, Huntington Park, Commerce and Vernon.

Its central location places the property within the broader Los Angeles industrial market and provides regional connectivity to surrounding employment, manufacturing and distribution areas.

LOCATION HIGHLIGHTS

CENTRAL SOUTHEAST LA COUNTY LOCATION

Located in Cudahy near surrounding industrial and employment centers.

SURROUNDING INDUSTRIAL MARKETS

Positioned near Commerce, Vernon, Bell, South Gate, Maywood and Huntington Park.

REGIONAL CONNECTIVITY

Conveniently situated within the central and southeast Los Angeles transportation network.

SECURE PROPERTY ACCESS

Fully fenced and gated site with direct frontage along Salt Lake Avenue.

INDUSTRIAL ZONING

I-Ind zoning supports the property's existing industrial configuration.

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