



FOR SALE

12828 S BROADWAY, LOS ANGELES, CA 90061

AVAILABLE ±18,312 SF Industrial Building

\$TBD



PROPERTY FEATURES

Available Square Footage	±18,312
Land Square Footage	30,086
Office Square Footage	2,660
Dimensions	Verify
Parking	12
Loading	1 GL Ramp 3 DH Positions
Minimum Ceiling Clearance	14'-19'
Power	600A, 277/480 Volts, 3P, 4W
Sprinkler System	None
Year Built	1959
Construction	Masonry
Zoning	M1

ACCESSIBILITY

MILES TO

Los Angeles International Airport	10
Long Beach Airport	15.6
Los Angeles & Long Beach Ports (both)	17.4

IMMEDIATE ACCESS TO

110, 105, 91, and 710 Freeways

HIGHLIGHTS

Free Standing Building with Gated Parking Area and Yard
Heavy Power
Unincorporated LA County



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

 310.719.1585 // www.lareminc.com
165 Savarona Way, Carson, California 90746

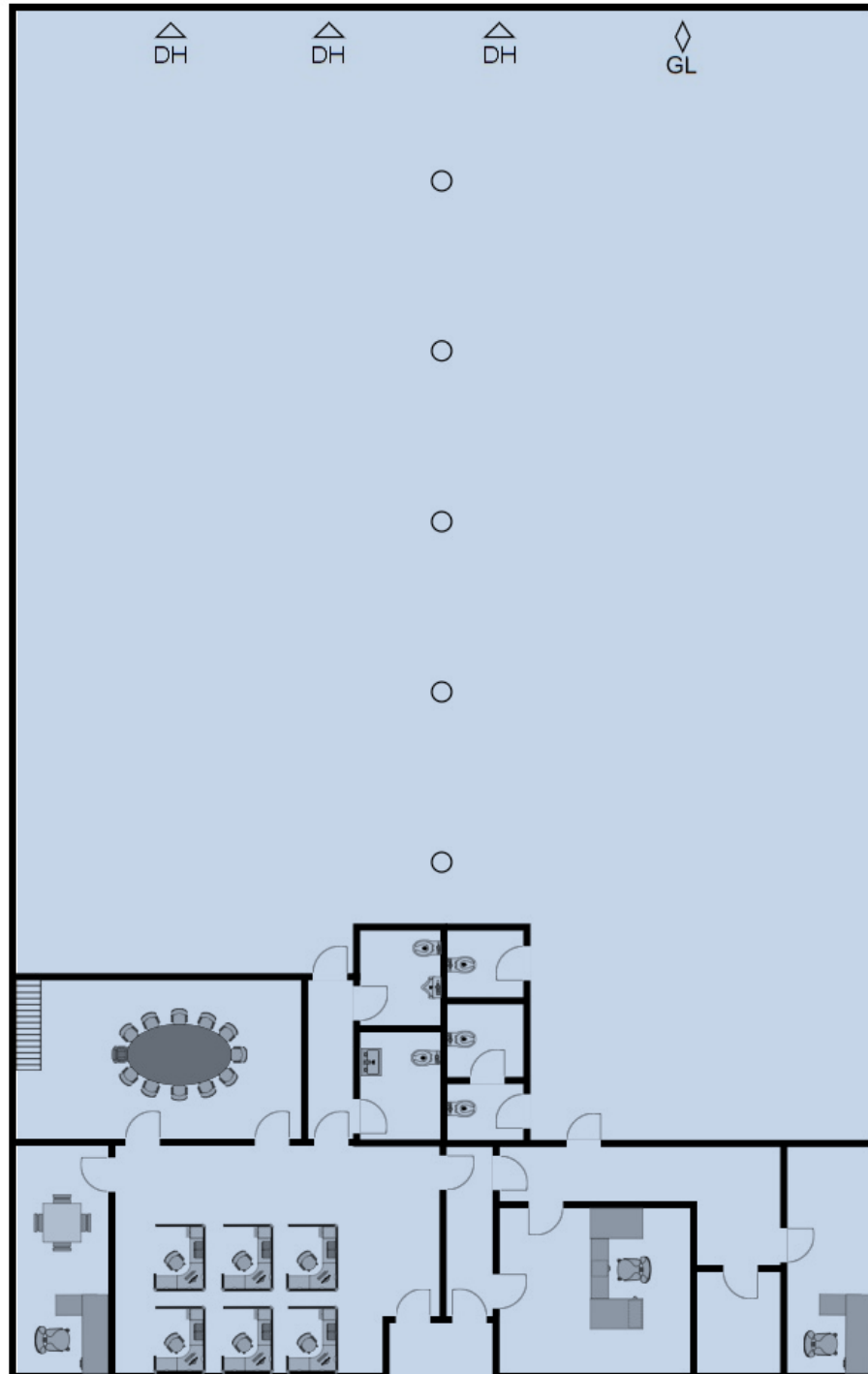
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FLOOR PLAN



Drawing Not To Scale

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