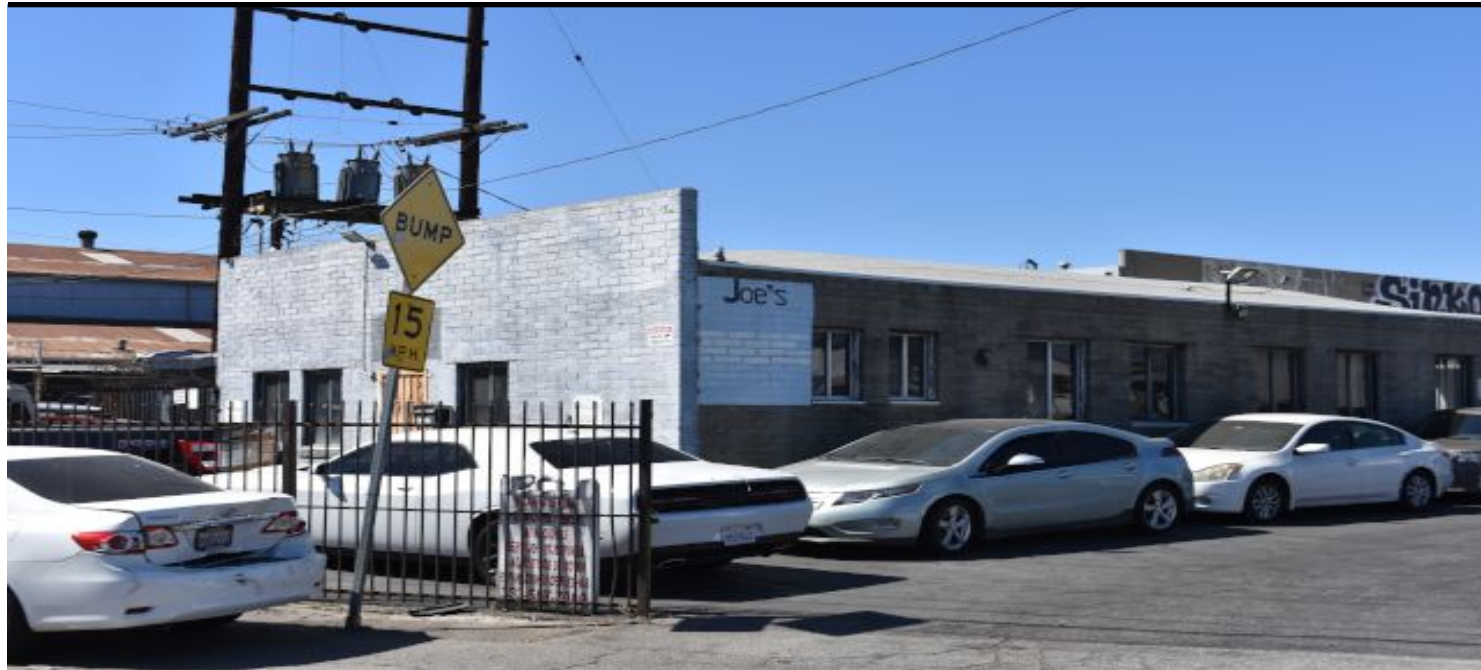


Available SF 1,550 SF

Industrial For Lease

Building Size 1,550 SF



Address: 4937 Mason St, South Gate, CA 90280

Cross Streets: Atlantic Ave/Firestone Blvd

Rare Small Free Standing Building w/Loads of Parking
 750 SF Private Fenced Yard w/Additional Parking in Shared Fenced Yard
 Large Rear Grade Level Door - 3 Phase Power
 Plenty of Natural Light
 Located Near Intersection of Firestone Blvd & Atlantic Ave
 Immediate Access to 710 Fwy Ramps

Lease Rate/Mo: \$2,170
Lease Rate/SF: \$1.40
Lease Type: NNN
Available SF: 1,550 SF
Minimum SF: 1,550 SF
Prop Lot Size: POL
Term: 2-5 years w/COLA's
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: TV

Sprinklered: No
Clear Height: 10'-13'
GL Doors/Dim: 1 / 10'x12'
DH Doors/Dim: 0
A: 100 V: 240 O: 3 W: 3
Construction Type: Masonry
Const Status/Year Blt: Existing / 1946
Whse HVAC: No
Parking Spaces: 8 / Ratio: 5.2:1
Rail Service: No
Specific Use: Mixed Use

Office SF / #: 300 SF / 1
Restrooms: 1
Office HVAC: None
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6216-032-021

Listing Company: Dorin Realty Company

Agents: [Mark Whitman 213-627-0007](mailto:MarkWhitman@dorinrealty.com)

Listing #: 45078231

Listing Date: 06/15/2026

FTCF: CB000N000S000

Notes: Call broker for commission information. Additional 60 amp, 240 volt, 3 phase service. All details must be verified.



Mark Whitman
 mwhitman@dorinrealty.com
 213-627-0007