



**FOR SALE**  
±4,340 SF  
on ±0.28 Acres

# Versatile Multi-Use Commercial Property

6735-6741 Lindley Avenue, Whittier, CA 90601

- Four (4) buildings totaling ±4,340 SF on ±0.28 Acres
- Flexible INV-Innovation zoning supporting a variety of commercial uses (Retail, Office, Manufacturing, IOS)
- Unique “Live-Work” potential

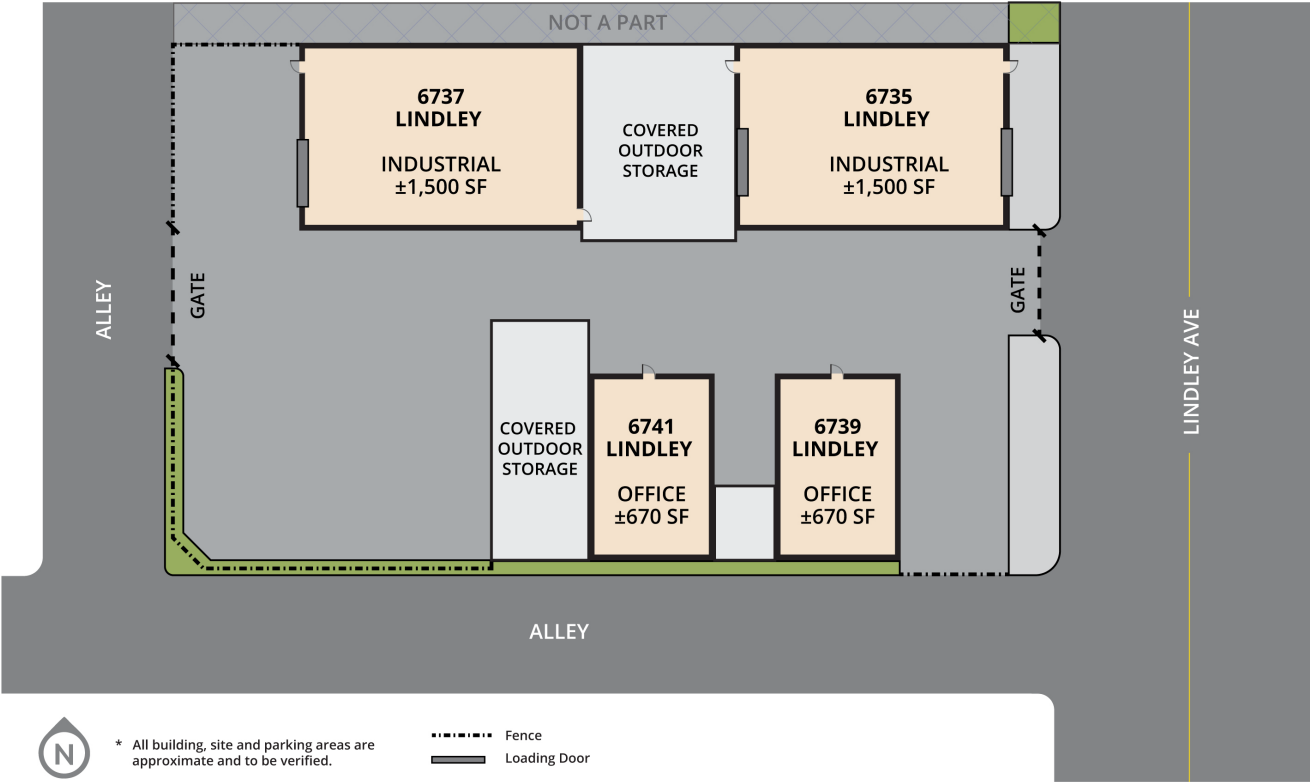


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# Property specifications

## Property highlights

Address	6735-6741 Lindley Avenue
City, State	Whittier, CA
County	Los Angeles
APN	8140-028-002, 003 & 004
Land Area	±0.28 acres
Improvements	Four (4) buildings; ±4,340 SF
Year built	1959
Loading	Three (3) Loading Doors
Yard	Fenced & secured lot, covered outdoor storage areas
Power	Available (Confirm Specs)
Access	Two Gates; Access via Lindley Ave & alley
Zoning	INV – Innovation Zone





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*\*Site to be cleared*



### Improvement specs

Building	Size	Use
6735	±1,500 SF	Industrial
6737	±1,500 SF	Industrial
6739	±670 SF	Office/Residential
6741	±670 SF	Office/Residential
Totals	±4,340 SF	

### Potential Uses

- ✓ Contractor's Site
- ✓ Personal Workshop
- ✓ Artisanal & specialty manufacturing
- ✓ Retail shops
- ✓ Equipment repair & servicing
- ✓ Pet day care





## Contacts

Asset advisors

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