

# ±3,269 - 29,195 Square Feet Total 5 INDUSTRIAL BUILDINGS FOR SALE



**COMPLETELY REFURBISHED BUILDINGS!**

10925-10950 VULCAN ST., SOUTH GATE, CA

**Voit**  
REAL ESTATE SERVICES

**DAN BERKENFIELD**  
Senior Vice President, Partner  
(562) 833-7011  
[dberkenfield@voitco.com](mailto:dberkenfield@voitco.com)  
Lic. # 01706467

**RACHEL BURNLEY**  
Associate  
(562) 533-4225  
[rburnley@voitco.com](mailto:rburnley@voitco.com)  
Lic. # 02217852

**MATT PETERS**  
Vice President  
(949) 629-7176  
[matt.peters@srsre.com](mailto:matt.peters@srsre.com)  
Lic. # 02065503

**SRS**  
Real Estate Partners

## AVAILABLE UNITS AND SALE PRICES

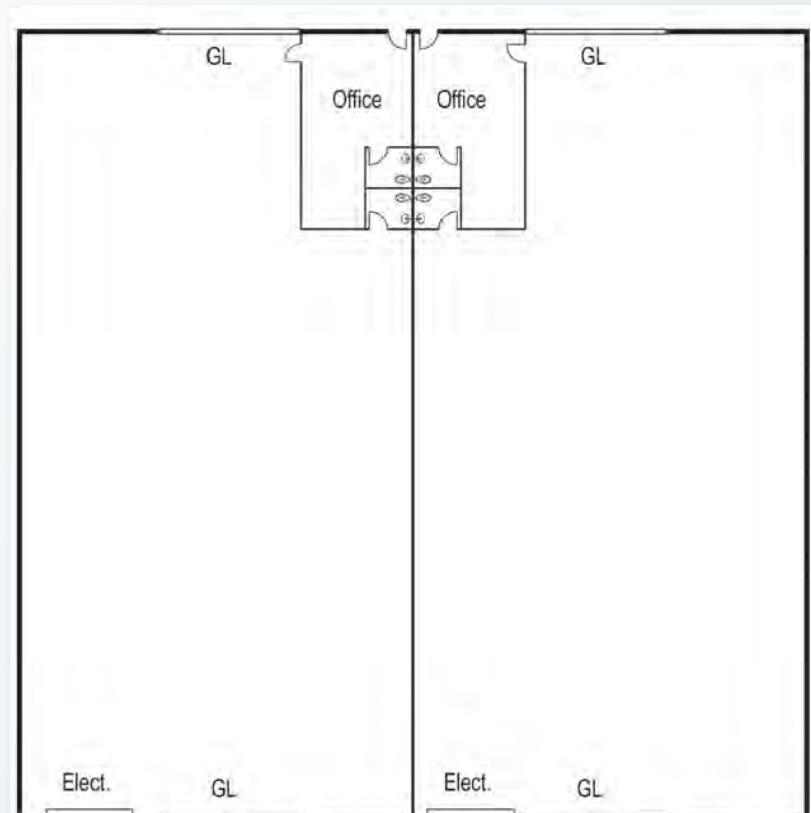
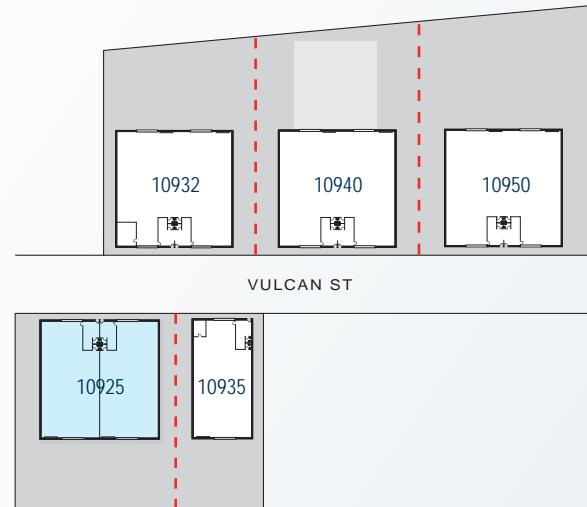
	Address	Bldg SF	Land SF	Availability	APN	Pricing
	10925 Vulcan St.	±6,478	±15,003	Now	6234-004-021	\$1,710,000
	10935 Vulcan St.	±3,269	±7,770	Now	6234-004-022	\$950,000
	10932 Vulcan St.	±6,478	±17,097	Now	6234-004-032	\$1,725,000
	10940 Vulcan St.	±6,490	±18,923	Now	6234-004-031	\$1,750,000
	10950 Vulcan St.	±6,480	±19,650	Now	6234-004-030	\$1,775,000
<b>Totals</b>	<b>±29,195</b>	<b>±78,443</b>				<b>\$7,910,000</b>



**Address:** 10925 Vulcan St  
**Bldg Size:** ±6,478 SF  
**Available:** Now  
**Pricing:** \$1,710,000

## Building Features

-  ±6,478 SF Building on ±15,003 SF of Land
-  43% Building Coverage
-  Minimum 14' Clear Height / Clearspan
-  Upgrades: LED Lights, Tex-Cote Roof Paint, Interior Finishes, Electrical Upgrades
-  Four (4) Restrooms
-  Four (4) Oversized Grade Level Doors (12' x 14')
-  400 Amps, 240 Volts, 3-Phase Electrical (verify)
-  Existing Crane
-  Fenced and Paved Yard with Outdoor Lighting
-  Drive Through and Drive Around Access
-  Divisible to Two (2) Clearspan Units, Separately Metered



<b>Address:</b>	10935 Vulcan St
<b>Bldg Size:</b>	±3,269 SF
<b>Available:</b>	Now
<b>Pricing:</b>	\$950,000

## Building Features



±3,269 SF Building on ±7,770 SF of Land



42% Building Coverage



Minimum 14' Clear Height / Clearspan



Upgrades: LED Lights, Tex Cote Roof Paint, Interior Finishes, Electrical Upgrades



Two (2) Restrooms



Two (2) Oversized Grade Level Doors (12' x 14')



400 Amps, 240 Volts, 3-Phase Electrical (verify)



Existing Crane



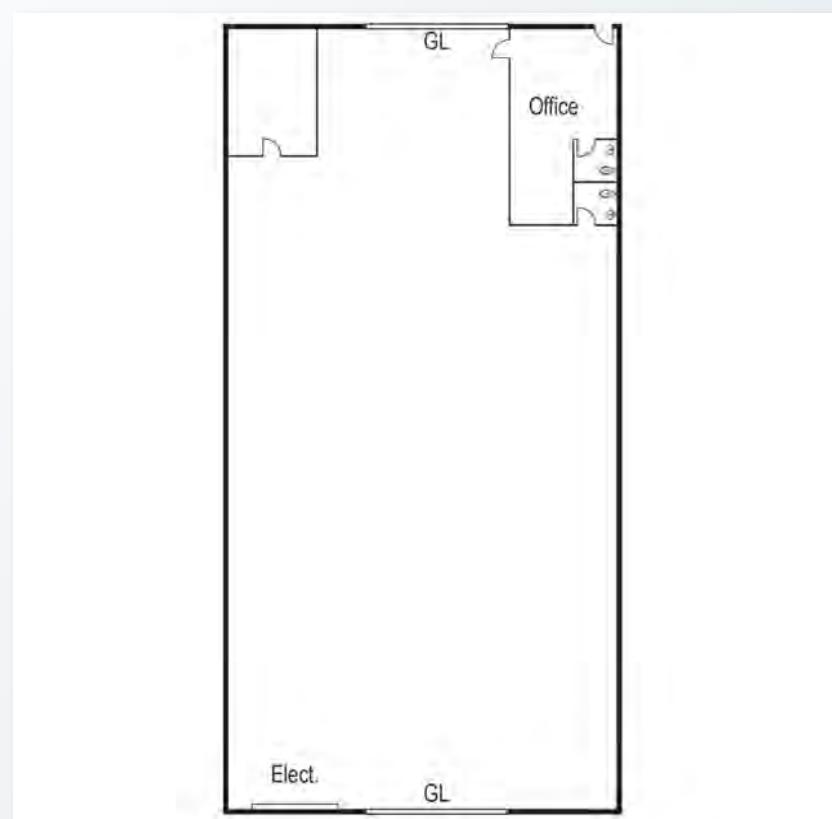
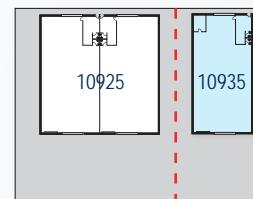
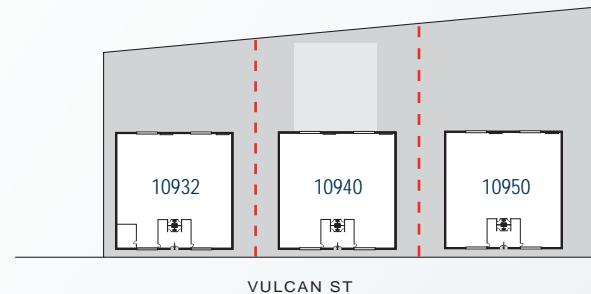
Fenced and Paved Yard with Outdoor Lighting



Drive Through



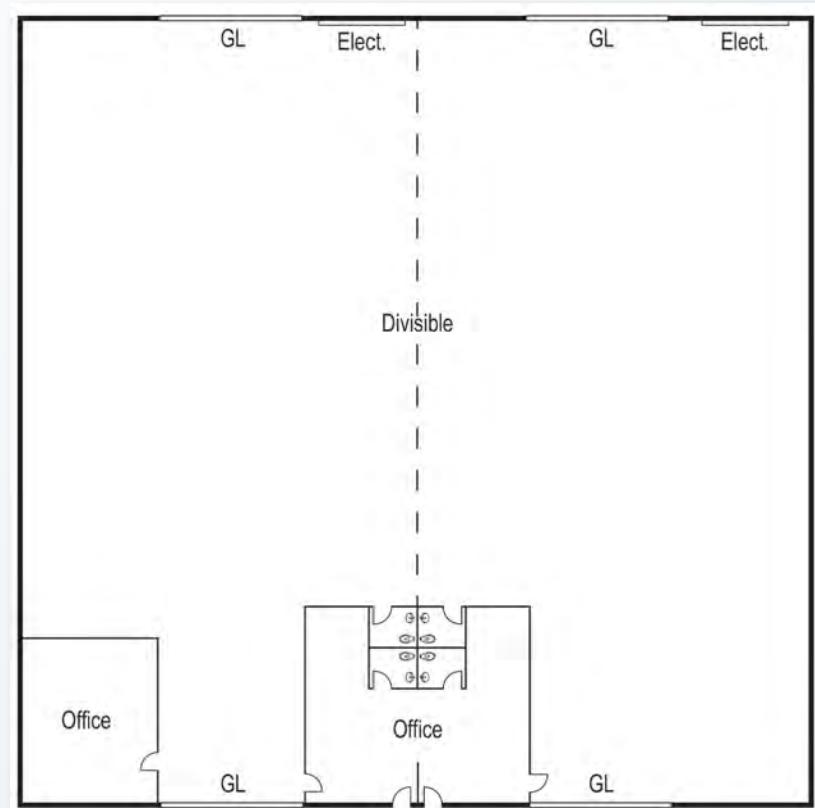
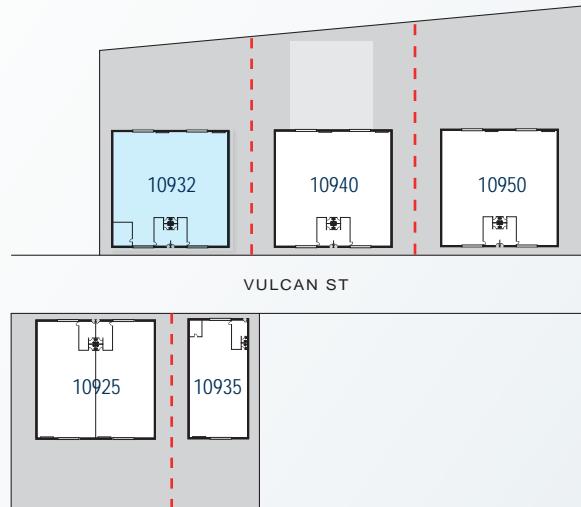
Divisible to Two (2) Clearspan Units, Separately Metered



**Address:** 10932 Vulcan St  
**Bldg Size:** ±6,478 SF  
**Available:** Now  
**Pricing:** \$1,725,000

## Building Features

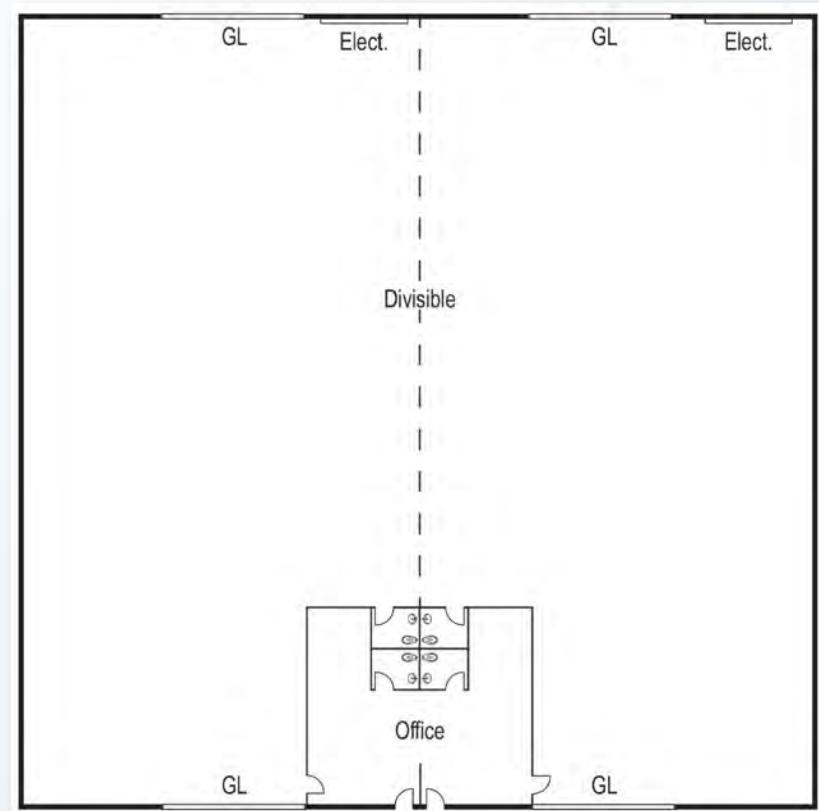
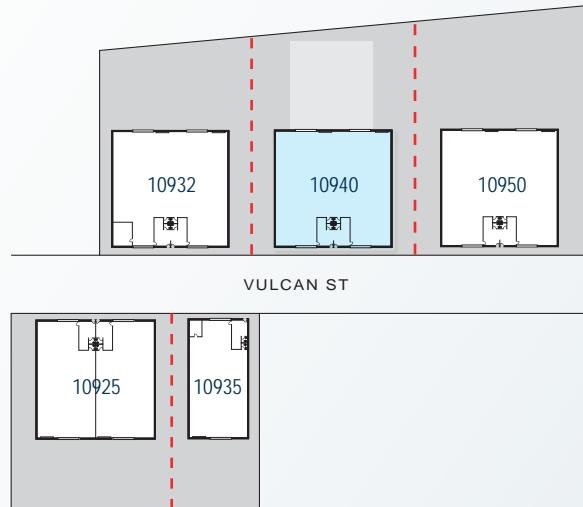
-  ±6,478 SF Building on ±17,097 SF of Land
-  38% Building Coverage
-  Minimum 14' Clear Height / Clearspan
-  Upgrades: LED Lights, Tex Cote Roof Paint, Interior Finishes, Electrical Upgrades
-  Four (4) Restrooms
-  Four (4) Oversized Grade Level Doors (12' x 14')
-  400 Amps, 240 Volts, 3-Phase Electrical (verify)
-  Fenced and Paved Yard with Outdoor Lighting
-  Drive Through and Drive Around Access
-  Divisible to Two (2) Clearspan Units, Separately Metered



<b>Address:</b>	10940 Vulcan St
<b>Bldg Size:</b>	$\pm 6,490$ SF
<b>Available:</b>	Now
<b>Pricing:</b>	\$1,750,000

## Building Features

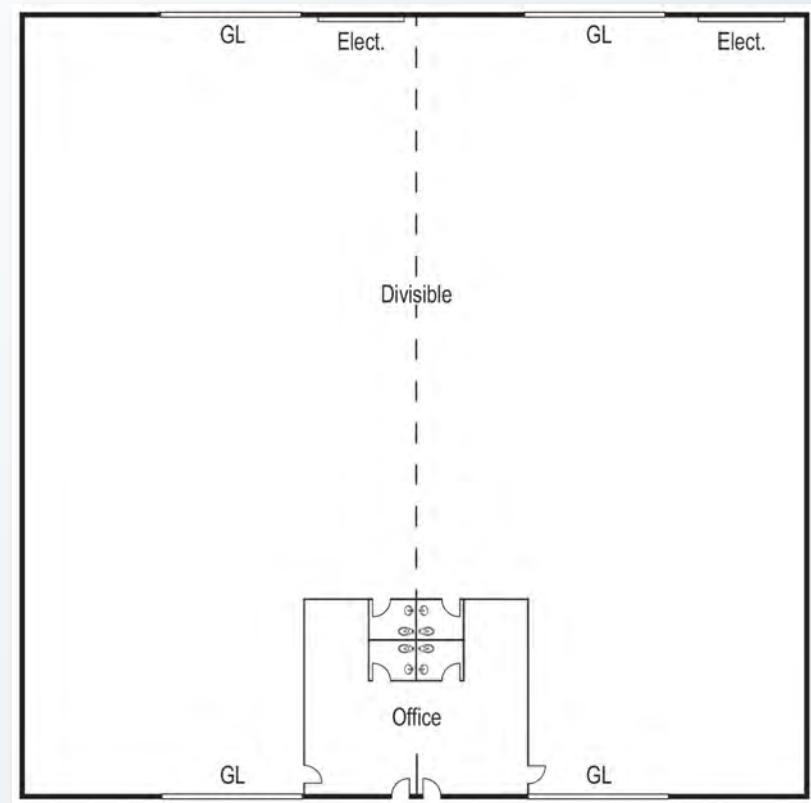
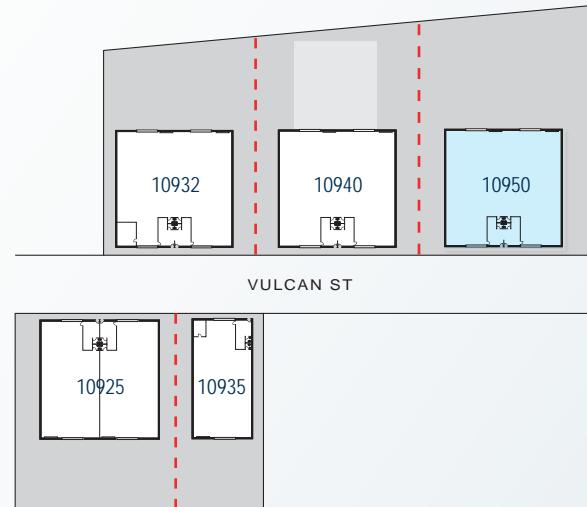
-   $\pm 6,490$  SF Building on  $\pm 18,923$  SF of Land
-  34% Building Coverage
-  Minimum 14' Clear Height / Clearspan
-  Upgrades: LED Lights, Tex Cote Roof Paint, Interior Finishes, Electrical Upgrades
-  Four (4) Restrooms
-  Four (4) Oversized Grade Level Doors (12' x 14')
-  400 Amps, 240 Volts, 3-Phase Electrical (verify)
-  Fenced and Paved Yard with Outdoor Lighting
-  Drive Through and Drive Around Access
-  Divisible to Two (2) Clearspan Units, Separately Metered



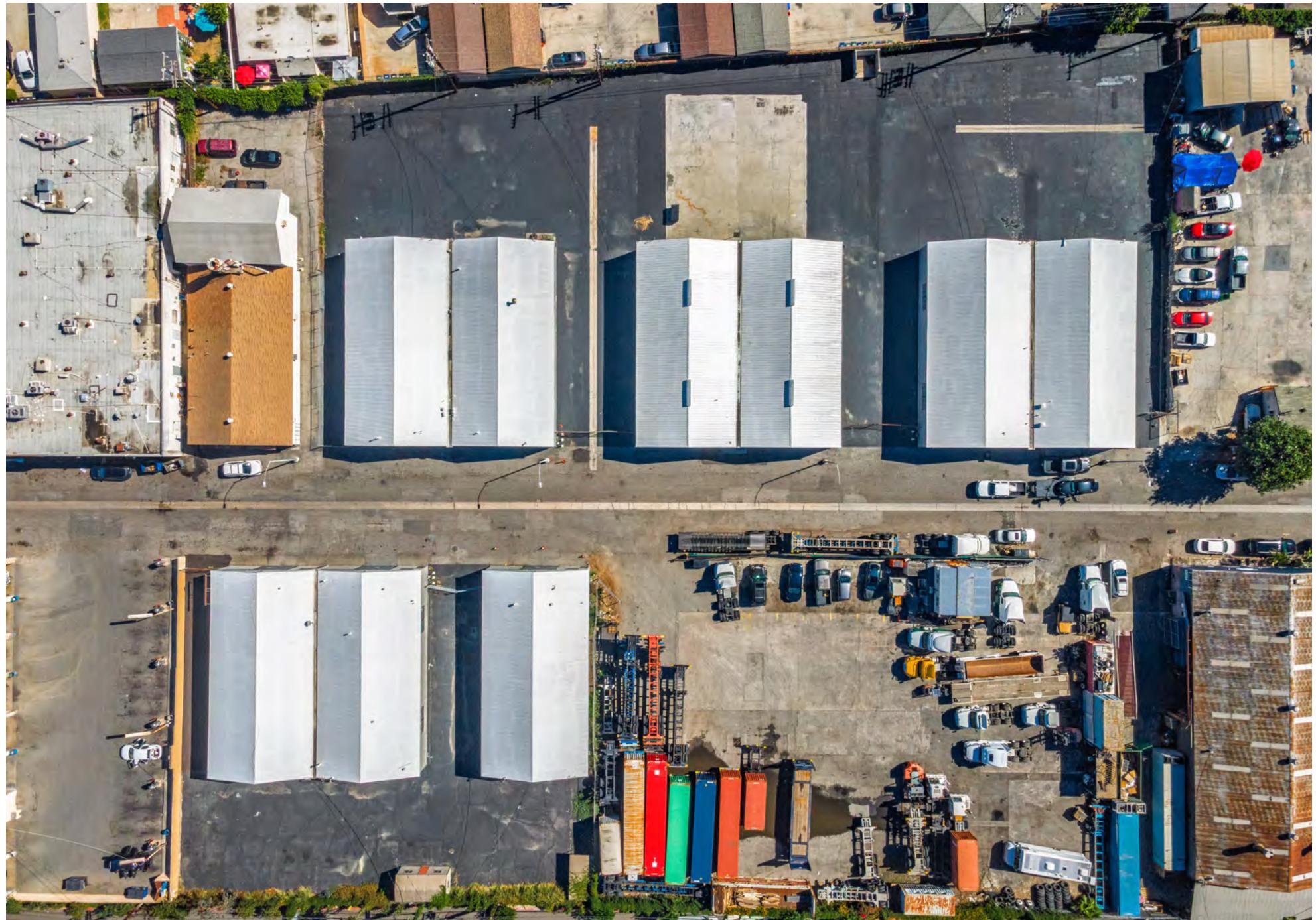
<b>Address:</b>	10950 Vulcan St
<b>Bldg Size:</b>	$\pm 6,480$ SF
<b>Available:</b>	Now
<b>Pricing:</b>	\$1,775,000

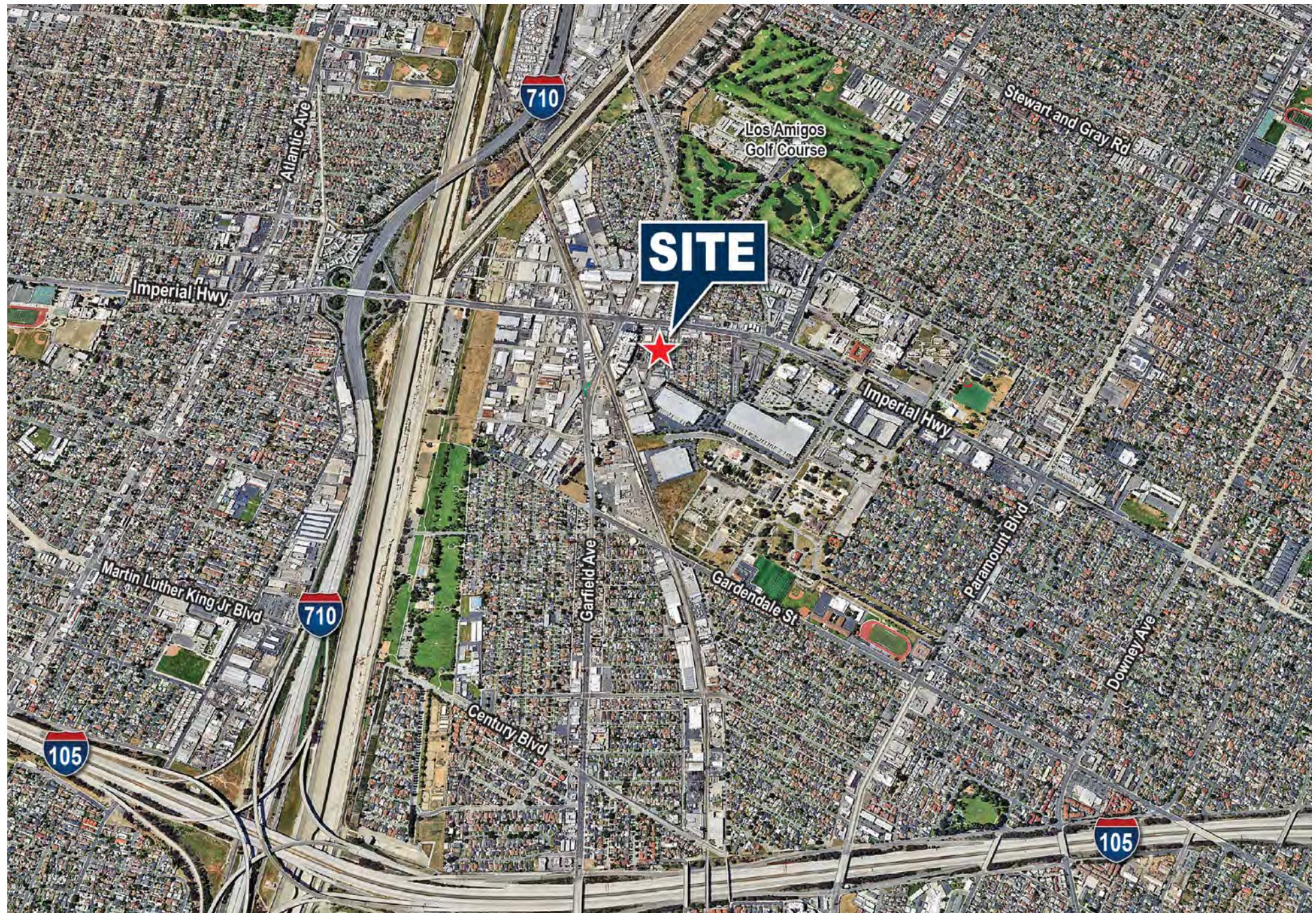
## Building Features

-   $\pm 6,480$  SF Building on  $\pm 19,650$  SF of Land
-  33% Building Coverage
-  Minimum 14' Clear Height / Clearspan
-  Upgrades: LED Lights, Tex Cote Roof Paint, Interior Finishes, Electrical Upgrades
-  Four (4) Restrooms
-  Four (4) Oversized Grade Level Doors (12' x 14')
-  400 Amps, 240 Volts, 3-Phase Electrical (verify)
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