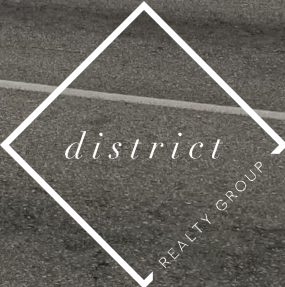


FOR SALE  
11911 Woodruff Ave | Downey



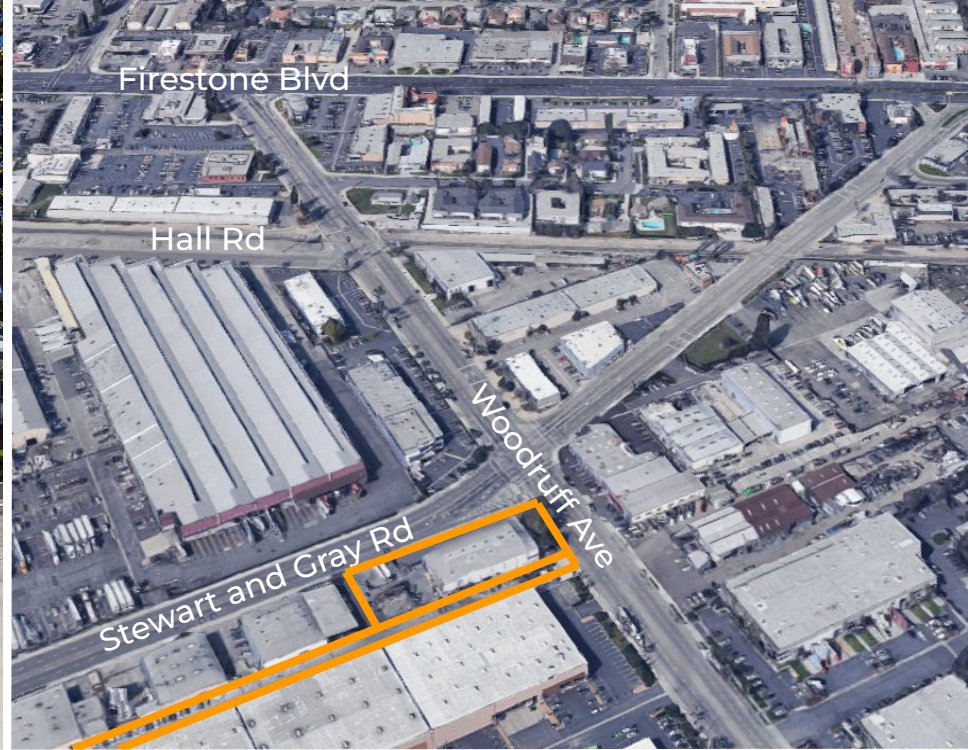
## Confidentiality Agreement

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from District Realty Group (“District”) and should not be made available to any other person or entity without the written consent of District. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property (also referred to as the “opportunity”). The information contained herein is not a substitute for a thorough due diligence investigation. District has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of business prospects or any tenant, or any tenant’s plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, District has not verified, and will not verify, any of the information contained herein, nor has District conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Registered Interested Party will not make any Informational Materials available to, or disclose any of the contents thereof, or discuss any transaction involving the Property with any person other than the Registered Potential Purchaser and its Related Parties, unless Broker and Owner have approved, in writing, such disclosure, provided however, that the Informational Materials may be disclosed to the Registered Potential Purchaser’s Related Parties who, in the Registered Potential Purchaser’s judgment, need to know such information for the purpose of evaluating the Potential purchase of the Property or any interest therein by the Registered Potential Purchaser. The Registered Potential Purchaser and such Related Parties shall be informed of the confidential nature of the Informational Materials and must agree to keep all Information Materials strictly confidential in accordance to the agreement.







## 11911 Woodruff Ave | Downey

District Realty Group is pleased to present 11911 Woodruff Ave Downey, CA 90241 for sale. This opportunity consists of a freestanding industrial building on more than 2 acres of land situated just a couple blocks off of the main commercial thoroughfare, Firestone Blvd. This property boasts a gated, extra large, paved concrete yard and is conveniently located near major freeways (5, 605, 105, 710).

Due to its central location, the subject property offers easy access to neighboring commercial districts such as Commerce, Norwalk, Pico Rivera, Huntington Park, Downtown L.A., etc.

The subject property is currently occupied by owner/user but can be delivered vacant upon closing.



# TERMS

Asking Price | Submit Offer

APN | 6284-024-029 ; 6284-024-030

Building Size | 12,800 SF +/-

Lot Size | 2.23 ac

Current Use | Owner/User

Power | 600a/277-480v 3p 4w

Zoning | M2, Downey

Year Built | 1965

Parking | 20 Spaces

Sprinklers | Yes

Ceiling Ht | 18'

Docks | 7 ext Drive-Ins | 2 tot.

Construction | Masonry



## FEATURES

- A 12,800 square feet freestanding warehouse building + 1,200 square feet office space.
- This property has 7 dock level loading docks plus a large truck loading concrete staging area.
- Extra Large concrete yard, fully paved (1100 x 50 ft), ideal for numerous uses ie. contractor yard, storage yard, assembly, distribution, etc.
- Direct access to Woodruff Ave. & Stewart and Gray Rd.
- Fenced and gated concrete yard with newly installed metal open storage structures

## INVESTMENT OVERVIEW

Monthly Income: \$30,000 MG  
Existing Lease Term Expires January 1, 2024.

Approximate Monthly Expenses:

Electricity: ~ \$400

Water: ~ \$100

Taxes: 1.1 ~ 1.2%

Insurance: ~ \$5,000

14,000 SF Industrial Building on .96 Acre Lot + 1.27 Acre Lot Total: 2.23 Acres



# GALLERY

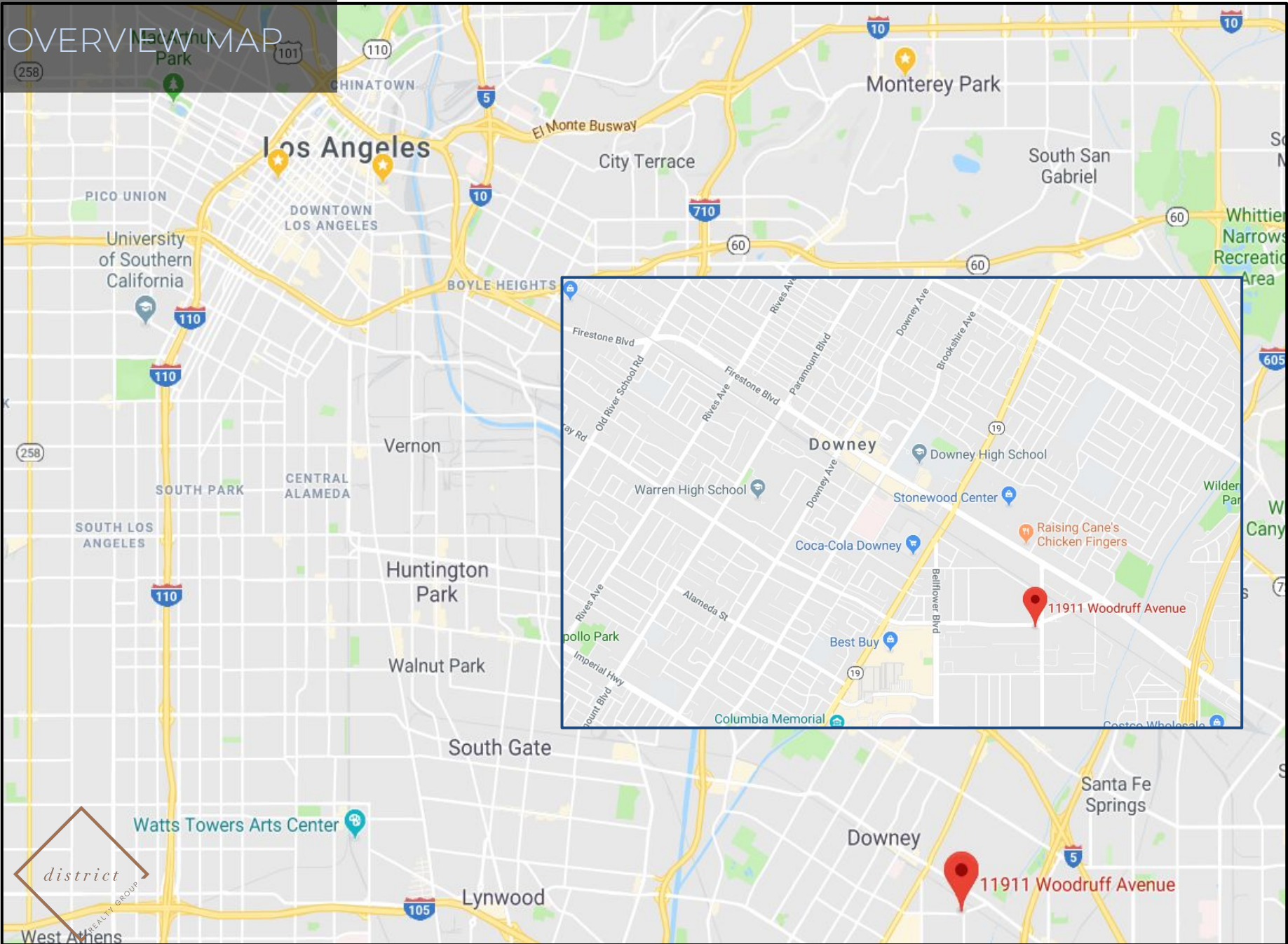




**50 Feet +/-**

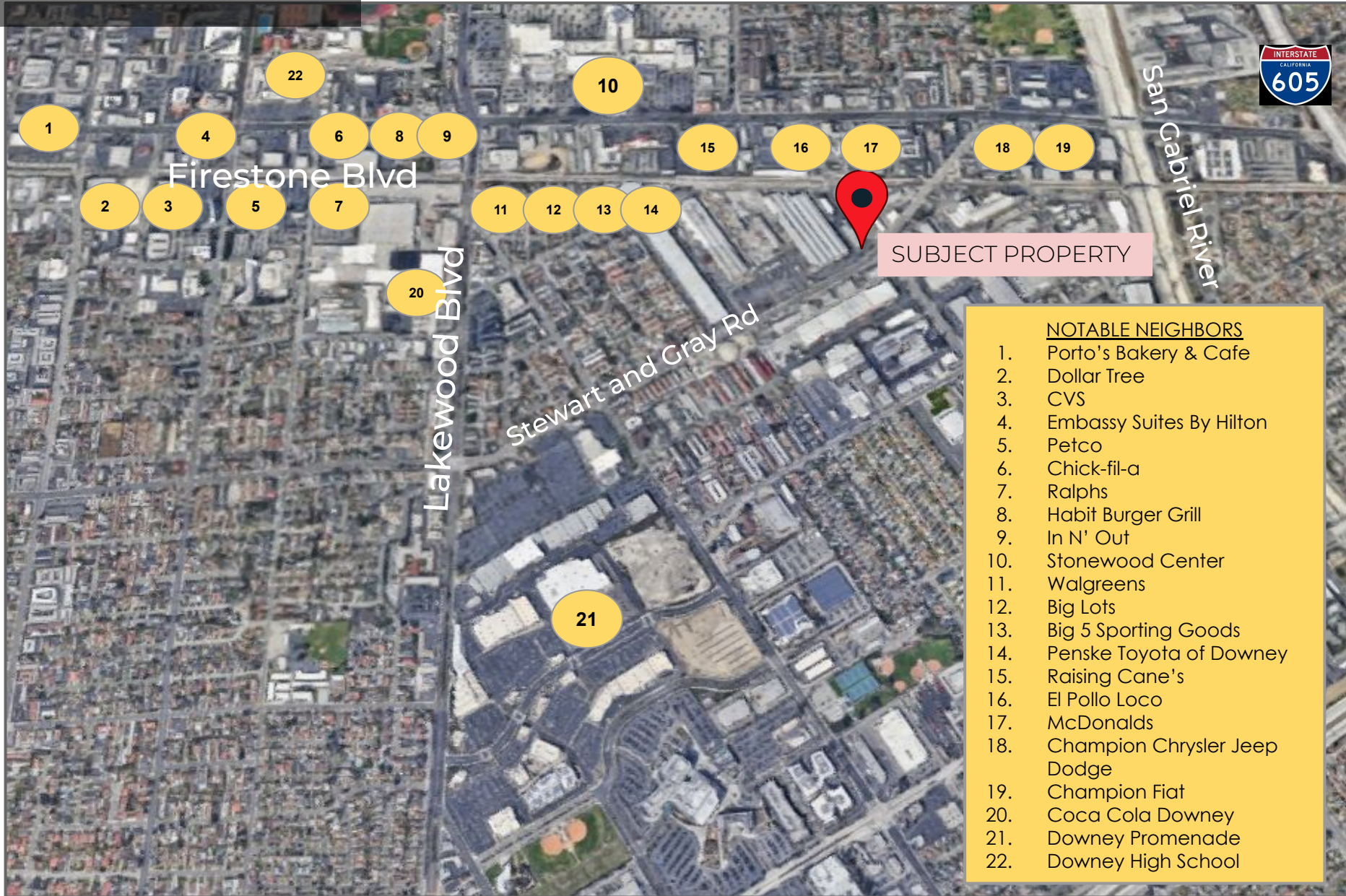


# OVERVIEW MAP





# AERIAL MAP



SUBJECT PROPERTY

## NOTABLE NEIGHBORS

1. Porto's Bakery & Cafe
2. Dollar Tree
3. CVS
4. Embassy Suites By Hilton
5. Petco
6. Chick-fil-a
7. Ralphs
8. Habit Burger Grill
9. In N' Out
10. Stonewood Center
11. Walgreens
12. Big Lots
13. Big 5 Sporting Goods
14. Penske Toyota of Downey
15. Raising Cane's
16. El Pollo Loco
17. McDonalds
18. Champion Chrysler Jeep Dodge
19. Champion Fiat
20. Coca Cola Downey
21. Downey Promenade
22. Downey High School



# AERIAL MAP















EON I. LEW

DRE: 01730294

TEL: 213 769 6262

EMAIL: [eon@districtrealtygroup.com](mailto:eon@districtrealtygroup.com)

[www.districtrealtygroup.com](http://www.districtrealtygroup.com)