



Industrial and Office Building Available For Sale

(Investment or Owner User)

Asking Sale Price:
\$800,000
(\$182.36 PSF)

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Property Features

- Cross Streets: West E Street/ Marine Avenue
- (2) Two buildings Totaling: \pm 4,387 SF
- Lot: \pm 9,545 SF
- Zoned: LARD1.5
- APN: 7418-004-015
- Location: 110, 710, 405 Freeways
- Location: Close Proximity to World Ports of Los Angeles and Long Beach
- Location: Good Access to Executive Beach City Living
- Rich Supply of Skilled Labor

Warehouse Building: +/- 3,007 SF (rear metal warehouse – Leased)

- Leased
- Lessee: Comfort Hot Tubs, LLC
- Lease Expiration: October 14, 2025. (Currently month to month)
 - » Options: None
 - » Monthly Rent: \$2,750
 - » Lease Type: Industrial Gross
 - » CAM: No CAM
 - » Use: Storage of Hot Tubs
- Restroom: One (1)
- Yard: Fenced and Paved
- Access: Off rear alley
- Loading: One (1) Ground Level Door
- Clearance: Approximate +/- 14' (not measured – Buyer to verify)
- Power: Heavy Power (potentially 600 Amps, 120/240 Volts, 1 Phase, 3 Wire - Buyer to verify)

Front Office Building: \pm 1,380 SF

- Leased
- Lessee: South Bay Center for Counseling, a California non-profit corporation
 - » Lease Expiration: June 30, 2026
 - » Monthly Rent: \$2,300
 - » Lease Type: Industrial Gross
 - » CAM: No CAM
 - » Options to Extend Lease: Two (2) One (1) Year Options To Extend Lease Term
 - » Option 1 Term Rent: \$2,415 Per Month
 - » Option 2 Term Rent: \$2,536 Per Month
 - » Use: Administrative Offices



Road Map

