



4916 CECILIA STREET · CUDAHY, CA 90201



For Sale

OWNER / USER /
INVESTOR OPPORTUNITY

PURCHASE PRICE

\$14,000,000

(\$200 PSF)

TOTAL BUILDING AREA

± 69,801 SF

4916 Cecilia Street
Cudahy, CA 90201

Jones Lang LaSalle Brokerage, Inc.
California Real Estate License #01856260

Property Overview



Address	4916 Cecilia Street (APN: 6224-033-024)
City	Cudahy, CA 90201
Total Building SF	± 69,801 SF total Vacant (Front Building) ± 46,760 SF — 67% of building Leased (Rear Building*) ± 23,508 SF — 33% of building
Occupancy	33%
Monthly In-Place Rent	\$50,000 Gross (1/3 of the building)
Lease Expiration	12/31/2028
Land SF	± 101,719 SF (2.33 acres)
Clear Height	16' – 24'
Fire Sprinklered	Yes
Power*	8,000 amps of power 2 - 4,000 amp panels / 480 volts / 3 Phase 480/277V
Security	Fully fenced & secured with motorized gate
Construction	Tilt-up
Year Built	1961 & 1964 / CTU
Zoning	CUM2

*Contact brokers regarding in-place lease information.

*Second 4,000 amp panel requires a transformer, distribution panel, and wiring into the remaining warehouse area based on specific power needs.

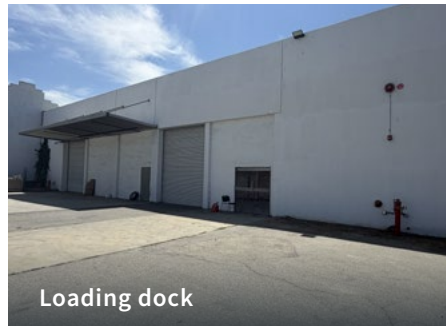
Property Images



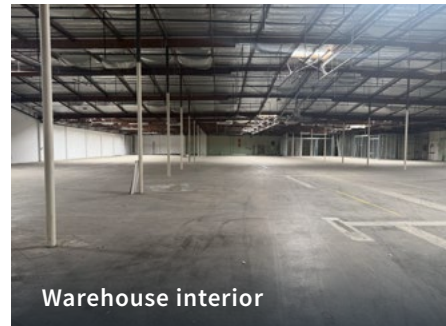
Aerial view



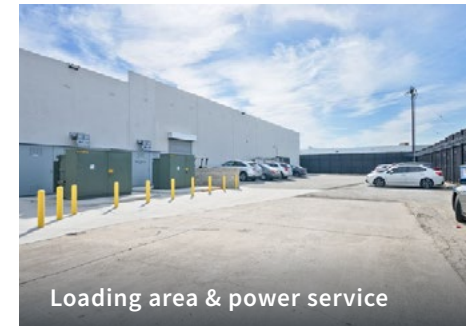
Street view



Loading dock

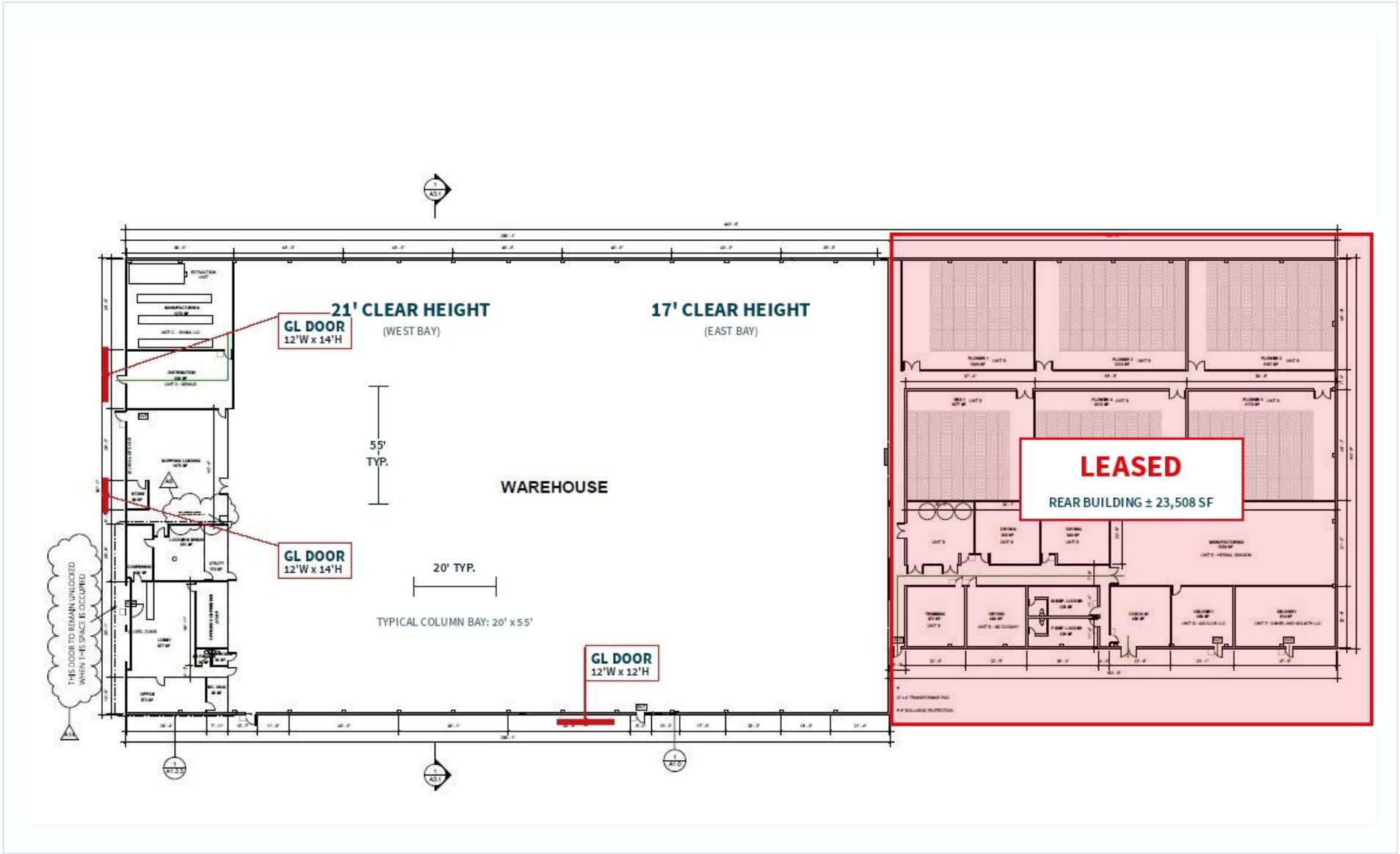


Warehouse interior

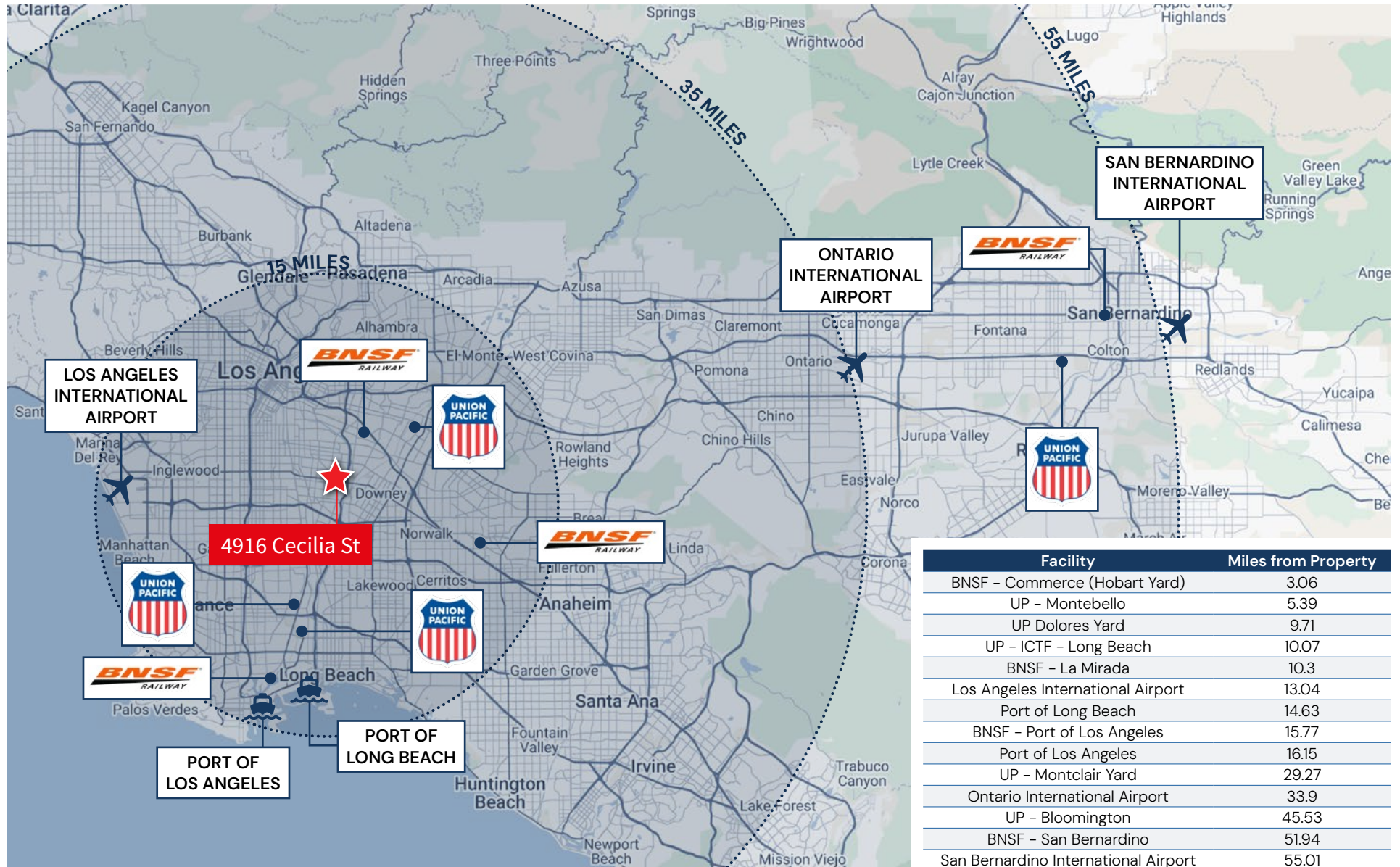


Loading area & power service

Site Plan



Strategic Multi-Modal Logistics Hub



Distances are approximate straight-line miles calculated from public facility locations, not live driving directions.

Freeways & Regional Access

Strategically located in Cudahy, the Property offers efficient access to major Southern California freeways — with Interstate 5 approximately 5.3 miles away, Interstate 105 approximately 12.9 miles away, and Interstate 110 approximately 13.4 miles away. This freeway network connects the Property to the broader Los Angeles basin, east into the Inland Empire and Arizona, and the wider Western United States within a one- to two-day drive.



City	State	Distance (Miles)	Time
Los Angeles	CA	12.3	32 min
San Diego	CA	117	2 hr 30 min
Las Vegas	NV	283	5 hr 28 min
San Jose	CA	353	6 hr 9 min
Phoenix	AZ	378	7 hr 4 min
Oakland	CA	383	6 hr 30 min
San Francisco	CA	395	6 hr 44 min
Sacramento	CA	397	6 hr 43 min
Reno	NV	485	8 hr 35 min
Salt Lake City	UT	698	11 hr 34 min
Boise	ID	854	14 hr 14 min
Santa Fe	NM	857	14 hr 13 min
Portland	OR	975	15 hr 47 min
Denver	CO	1,033	16 hr 51 min





We're Ready to Work With You

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