

1412 S. Gerhart Ave

PLAY VIDEO



COMMERCE, CA 90022



CHANG
INVESTMENT
GROUP

KW PASADENA
KELLERWILLIAMS.
COMMERCIAL

FULLY RENOVATED INDUSTRIAL/WAREHOUSE IN PRIME COMMERCE

1412 S. GERHART AVENUE

COMMERCE, CA 90022



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PROPERTY SUMMARY

For Lease Rent	▪ <u>\$1.25/SF MG</u>
For Sale Price	▪ \$899,999 (\$225.00/SF)
Property Type	▪ Industrial / Warehouse
Address	▪ 1412 S Gerhart Ave
Zoning	▪ C/M1 – Commercial Manufacturing (wide range of commercial & light industrial uses)
GBA	▪ ±4,000 SF
Interior Features	▪ Reception, two offices, two restrooms, fully air-conditioned
Industrial Features	▪ 10' x 10' drive-in door, 12–13' clear height, roll-up door
Renovation Years	▪ 2020 & 2025
Recent Upgrades	▪ New roof (2020), new interior/exterior paint (2025), HVAC system, restroom fixtures, partition walls, interior improvements, secured gate & locks



1412 S. GERHART AVENUE

For Sale or Lease - Fully Renovated Industrial / Warehouse in Prime Commerce



PRIME CENTRAL LOCATION



SUMMARY

Fully Renovated Industrial/Warehouse in Prime Commerce

Address: 1412 S Gerhart Ave, Commerce, CA 90022

FOR SALE PRICE: \$899,999 (\$225.00/SF)

FOR LEASE RENT: \$1.25/SF MG

GBA: ±4,000 SF

PROPERTY *Overview*

CHANG INVESTMENT GROUP is proud to exclusively present the opportunity to purchase this fully renovated industrial/warehouse at 1412 S Gerhart Ave, Commerce, California. 1412 S Gerhart Ave is well located in the City of Commerce, just east of Downtown LA and adjacent to East LA, Montebello, and Monterey Park. The property is within minutes' drive to Downtown LA, Cal State LA, USC Health Sciences Campus, with easy access to the 5, 710, 10, 60 freeways, and the Ports of Long Beach and Los Angeles.

1412 S Gerhart Ave is perfect for an owner user, or an investor looking to generate excellent rental income and appreciation. The property's C/M1 - Commercial Manufacturing Zoning provide for a wide variety of commercial uses and limited, compatible light industrial uses. Buyer/Tenant to verify the property's zoning and land use with the City of Commerce.

The property features: ±4,000 SF GBA, reception, two (2) offices, 10' x 10' drive-in, 12-13' clear height, fully air-conditioned, and two (2) restrooms. The property was fully renovated in 2020 and 2025, with new roof (2020), new exterior and interior paint (2025), fully air-conditioned HVAC system, new restroom fixtures, new partition walls and interior improvements, rollup door, and secured gate and locks.

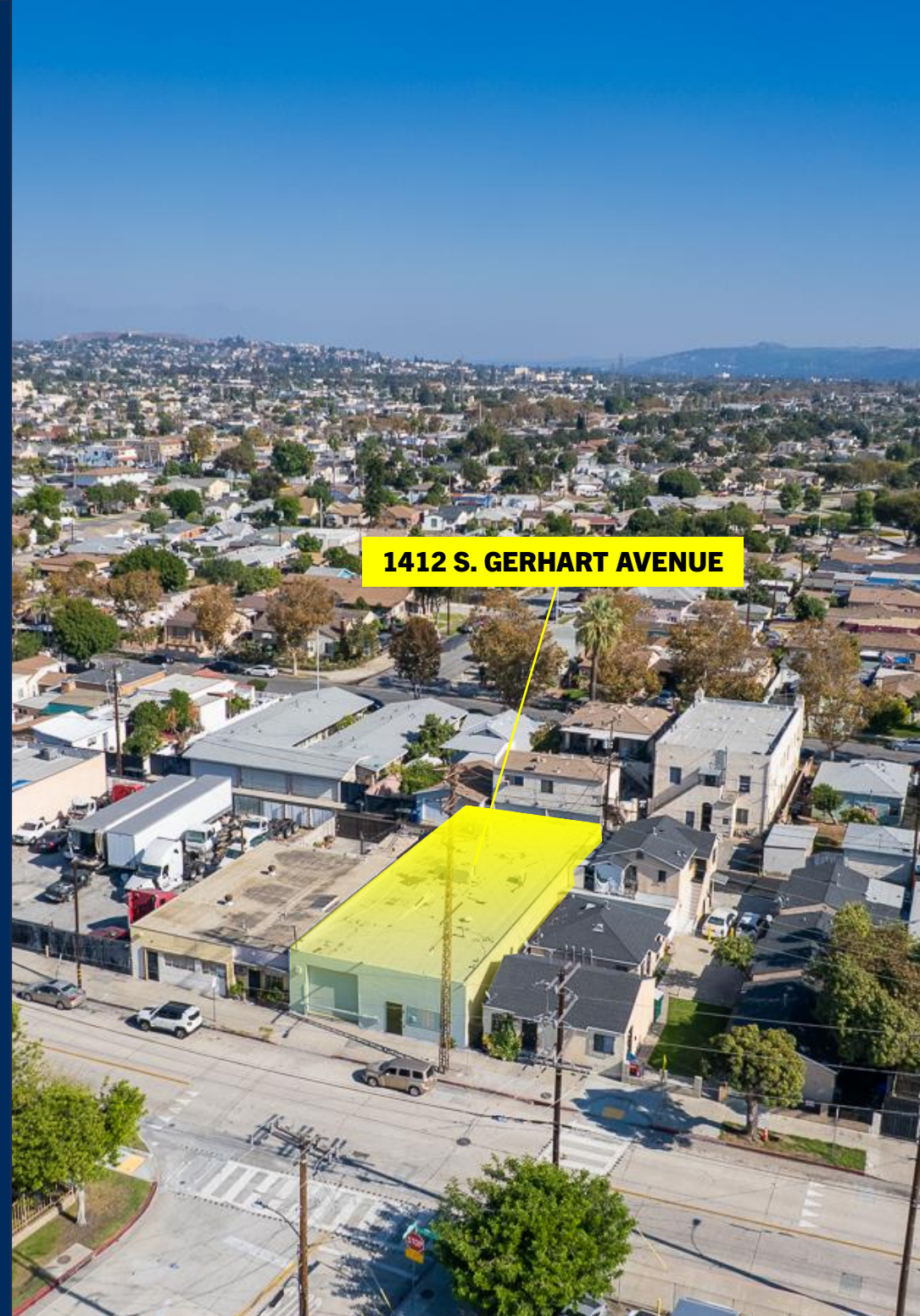
Contact listing agent to schedule a tour of the property. Buyer/Tenant to verify all information herein, Broker/Agent and Owner do not guarantee its accuracy.



INVESTMENT

Highlights

- Well Located in the City of Commerce, Adjacent to East LA, Montebello, Monterey Park
- C/M1 - Commercial Manufacturing Zoning Provides Wide Variety of Commercial and Light industrial Uses (Verify)
- Property Features: ±4,000 SF GBA, Reception, (2) Offices, 10' x 10' Drive-in, 12-13' Clear Height, Fully Air-Conditioned, (2) Restrooms
- Fully Renovated in 2020 & 2025 with New Roof (2020), New Exterior & Interior Paint, Fully Air-Conditioned HVAC, New Restroom Fixtures, New Partition Walls & Improvements, Rollup Door, Secured Gate & Locks
- Minutes' Drive to Downtown LA, Cal State LA, USC Health Sciences Campus, with Easy Access to the 5, 710, 10, 60 freeways and Ports of Long Beach and Los Angeles



1412 S. GERHART AVENUE

FACING WEST



