MOODY'S

Available SF 4,800 SF **Industrial For Sale** **Building Size** 4,800 SF

Address: 4862 Compton Ave, Los Angeles, CA 90011

Cross Streets: Compton Ave/E 48th Pl

Affordable Commercial/Industrial Building Which
Has Undergone Recent Major Refurbishment
New 400 Amp 240 Volt 3 Ph 4 W Electrical, New Restrooms
(1 w/ Shower) and Other Great New Amenities.
Used For Many Years For Garment MFG - Use Code 3100
Bus Stop Adjacent, Prox 1.5 Miles From 110 Fwy Vernon Ave Ramps

Sale Price:	$800,000.00	**Sprinklered:**	No	**Office SF / #:**	200 SF / 1
Sale Price/SF:	$166.67	**Clear Height:**	10'	**Restrooms:**	3
Available SF:	4,800 SF	**GL Doors/Dim:**	1 / 12'x10'	**Office HVAC:**	
Prop Lot Size:	0.12 Ac / 5,402 SF	**DH Doors/Dim:**	0	**Finished Ofc Mezz:**	0 SF
Taxes:	$2,961 / 2006	**A:** 400 **V:** 240 **O:** 3 **W:** 4		**Include In Available:**	No
Yard:	No	**Construction Type:**		**Unfinished Mezz:**	0 SF
Zoning:	C2-1VL-CPIO	**Const Status/Year Blt:**	Existing / 1958	**Include In Available:**	No
				Possession:	COE
		Whse HVAC:	No	**Vacant:**	No
		Parking Spaces:	**/ Ratio:**	**To Show:**	Call broker
		Rail Service:	No	**Market/Submarket:**	Outlying Los Angeles
		Specific Use:	Warehouse/Office	**APN#:**	5106-019-003

Listing Company: Dorin Realty Company
Agents: Mark Whitman 213-627-0007

Listing #: 44693460 **Listing Date:** 04/13/2026 **FTCF:** CB000N000S300

Notes: Variance for garment manufacturing - tenant must verify. Large gas meter. All details must be verified.

Mark Whitman
mwhitman@dorinrealty.com
213-627-0007

AIRCRE Powered by MOODY'S

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.