

INDUSTRIAL PROPERTY FOR SALE

9,700± SF Building on 7,870± SF of Land

Prime Huntington Park Location Just West of Pacific Blvd

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDRUM

SALE PRICE REDUCED!





INDUSTRIAL BUILDING



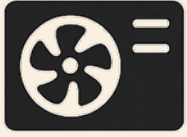
BOW TRUSS CEILING



SKYLIGHTS



LOADING DOORS



HVAC



OFFICE SPACE



200 AMPS POWER



SPRINKLERS

Building Area	9,750± SF
Warehouse Area	7,700± SF
Office Area	2,050± SF
Land Area	7,870± SF
Construction	Masonry
Year Built	1924 (Newly Renovated)
Warehouse Clearance Height	12' to Beams
Power	200A/120-240V/3Ph 3W
Ground Level Loading Doors	2: 8x10 & 10x10
HVAC	Two 10-Ton One 5-Ton Two 4-Ton Units
Sprinkered	Wet
Parking	Street
Zone	HPCG
APN	6320-015-017

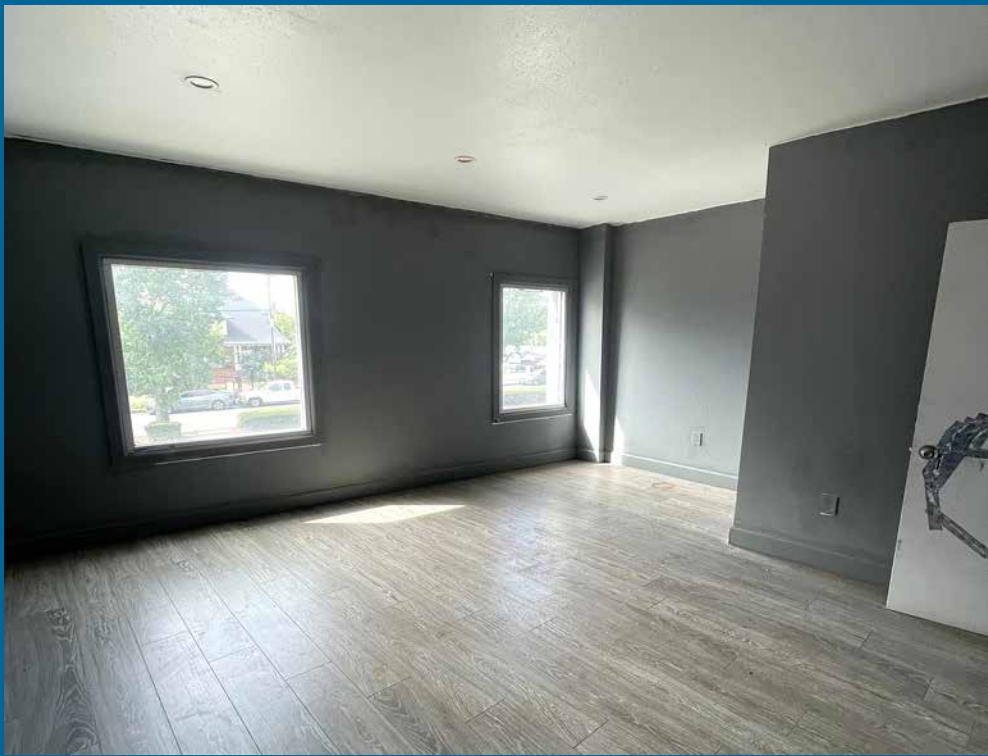
2521 RANDOLPH STREET HUNTINGTON PARK, CA 90255

Property Highlights

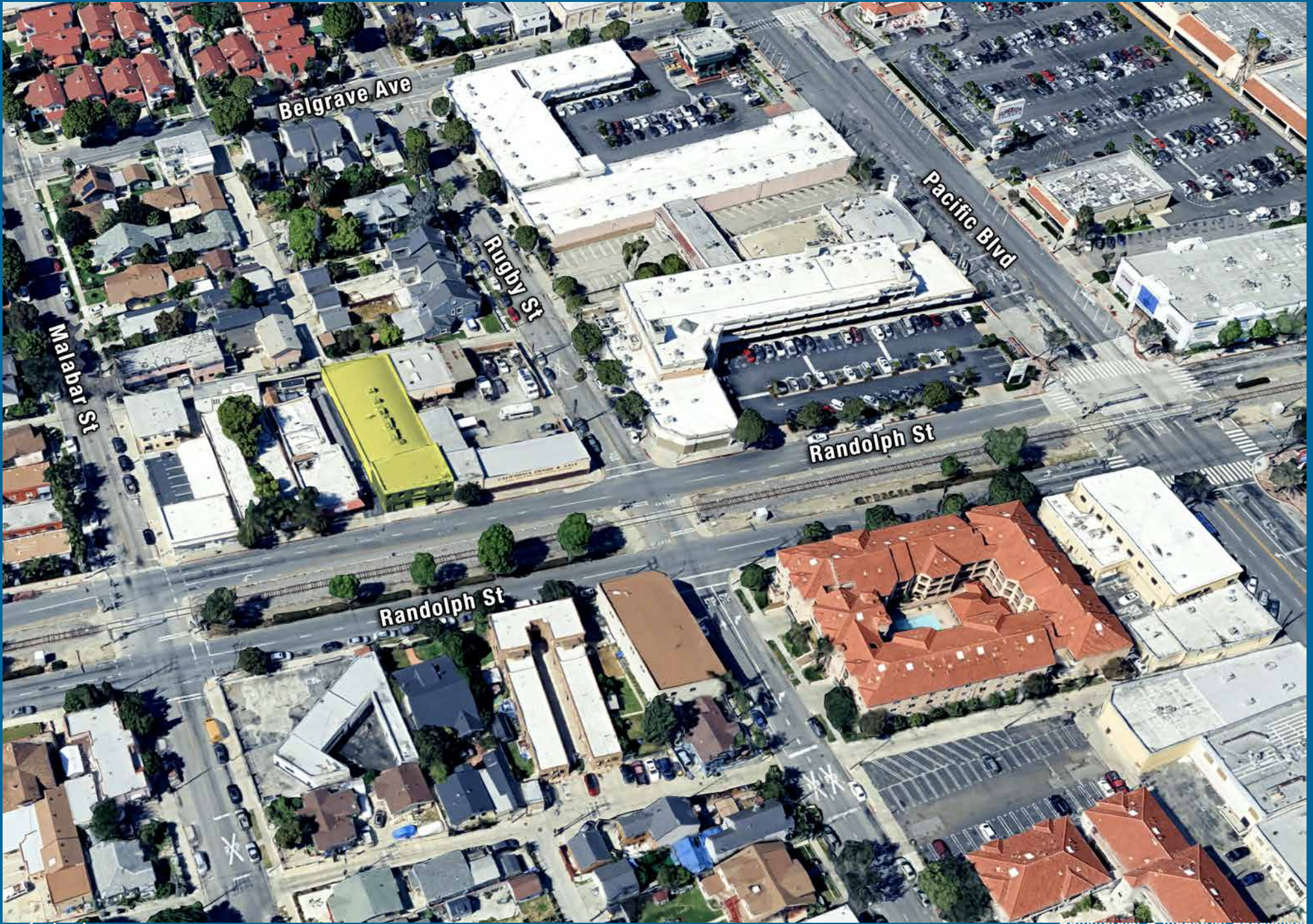
- Bow truss warehouse facility
- Brick construction with lots of character
- Newly renovated offices
- Clear span with 12' clearance under beams
- 3 HVAC units
- Light and bright!
- Great Huntington Park location 1½ blocks west of Pacific Boulevard
- Adjacent to City of Vernon
- 3.2 miles south of Downtown Los Angeles
- Easy access to 110, I-10 and 710 freeways

**ASKING PRICE: ~~\$1,800,000~~ \$1,600,000
(\$164.10 PER SF)**

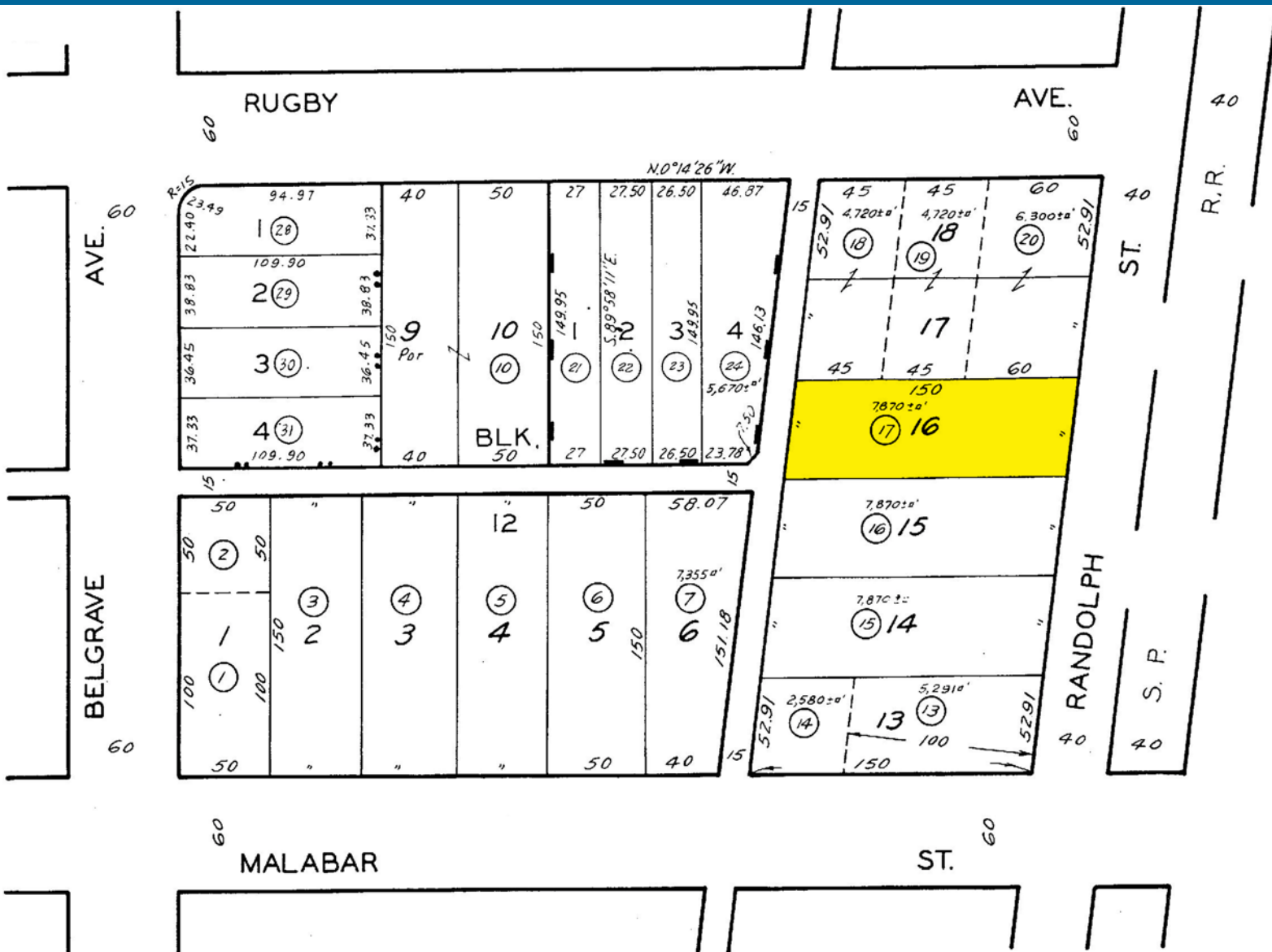




AERIAL PHOTO



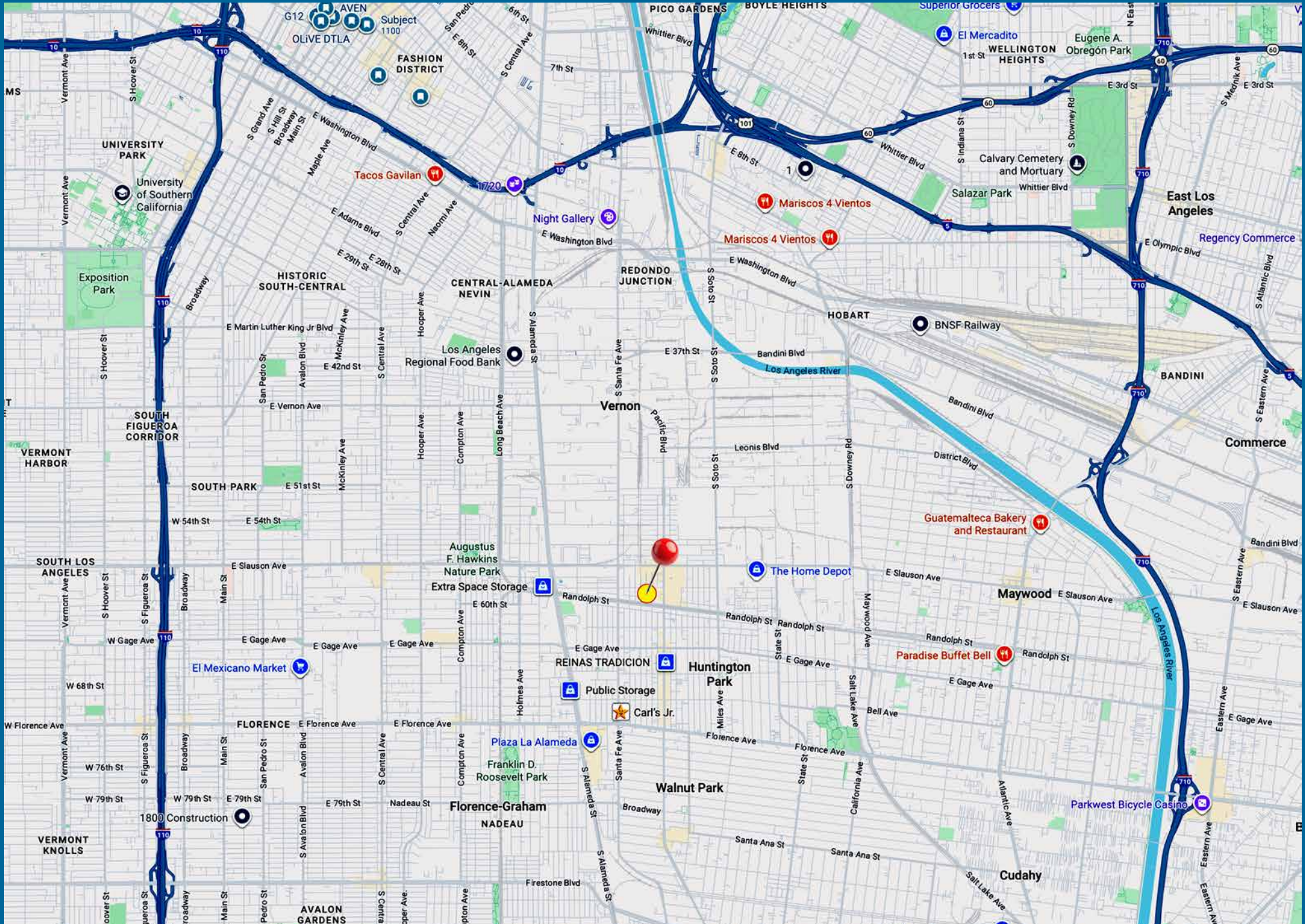
PLAT MAP



TRACT NO 44224
M B 1092-77-78

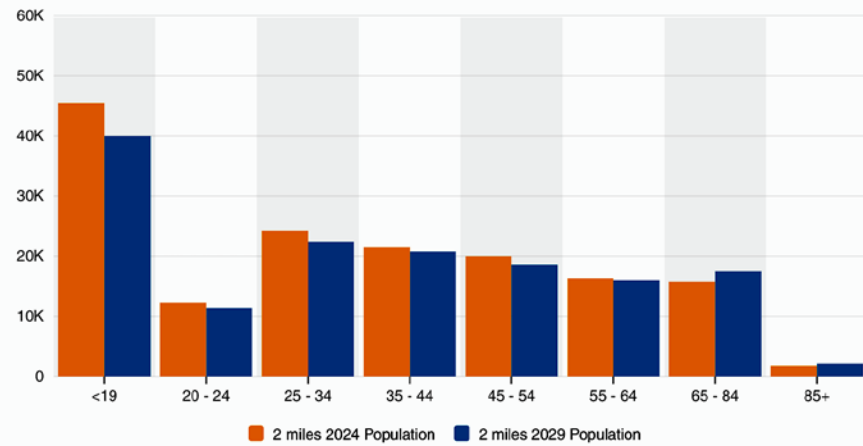
HUNTINGTON PARK TRACT_NO_44873
M. B. 3-91 M. B. 1077-64-65

AREA MAP

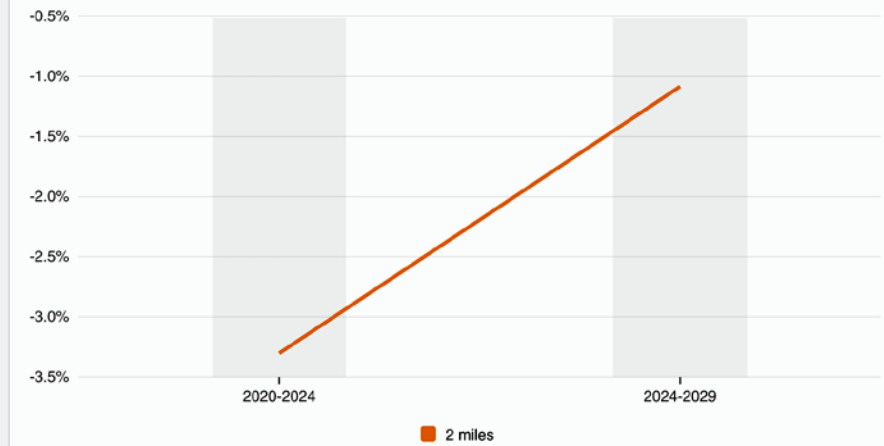


HUNTINGTON PARK DEMOGRAPHICS

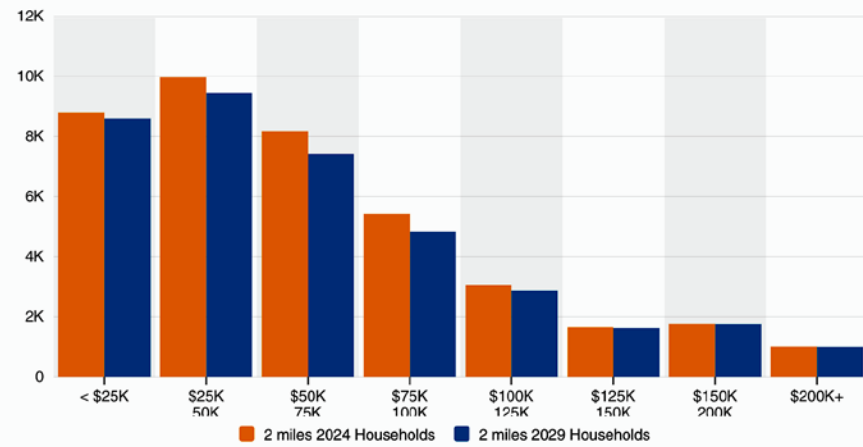
Population By Age



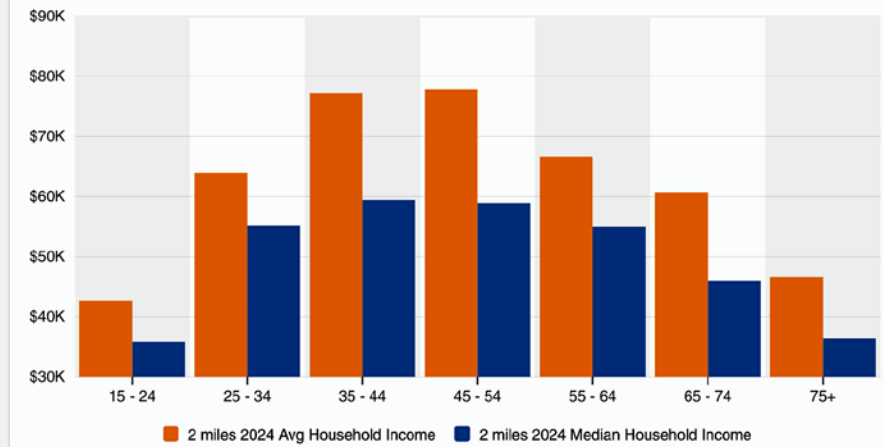
Annual Population Growth



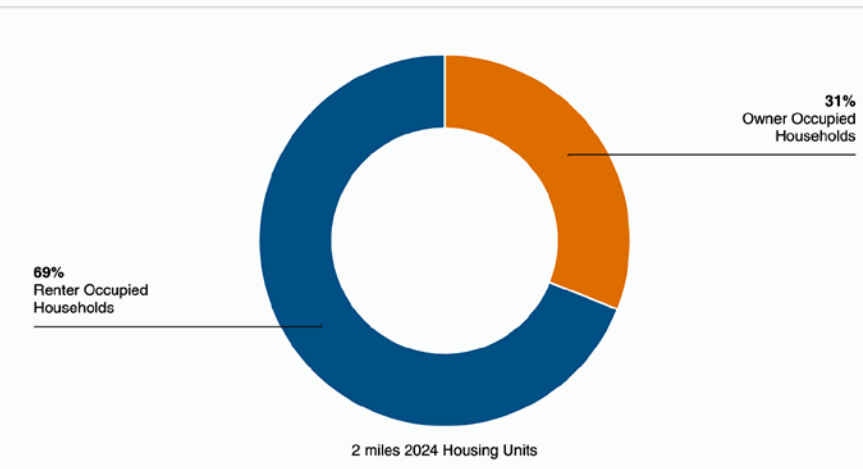
Household Income



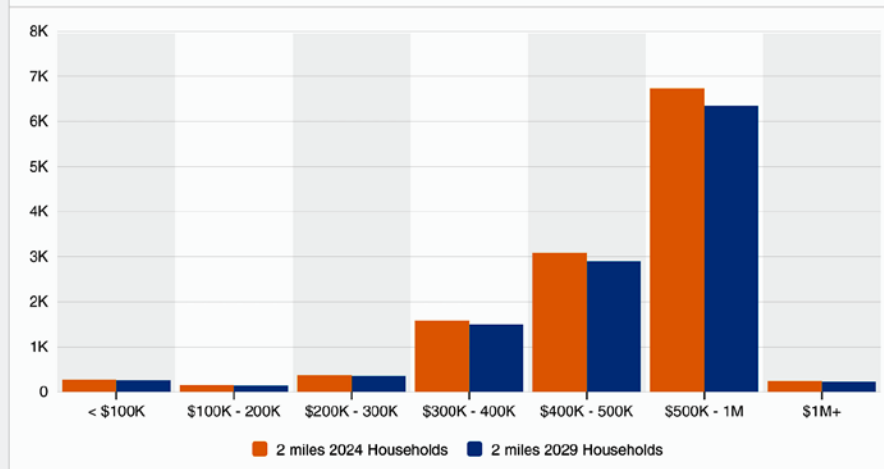
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

2521 RANDOLPH ST, HUNTINGTON PARK, CA 90255

9,700± SF Industrial Building

7,870± SF of Land

Prime Huntington Park Location

SALE PRICE REDUCED! SELLER MOTIVATED!

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