

Available SF 13,095 SF

Industrial For Lease & For Sale

Building Size 22,795 SF



Address: 8832 Miner St, Los Angeles, CA 90002

Cross Streets: Miner St/E 88th St

Great Manufacturing Space with Very Large Fenced/Paved Secure Yard
 Unit Recently Refurbished
 Sprinklered, Air Lines, Foil Insulation, Large Gas Meter
 Less Than 2 Miles North of 105 Fwy
 Unincorporated Los Angeles County Location - No Gross Receipts Tax

Lease Rate/Mo: \$13,750
Lease Rate/SF: \$1.05
Lease Type: Gross
Available SF: 13,095 SF
Minimum SF: 13,095 SF
Prop Lot Size: POL
Term: 3-5 years
Sale Price: \$3,750,000.00
Sale Price/SF: \$164.51
Taxes:
Yard: Fenced / Paved
Zoning: SP - M-1

Sprinklered: Yes
Clear Height: 13'-18'
GL Doors/Dim: 1 / 18'x12'
DH Doors/Dim: 0
A: 200 V: 240 O: 3 W: 3
Construction Type: Masonry
Const Status/Year Blt: Existing / 1948
Whse HVAC: Yes
Parking Spaces: 60 / Ratio: 4.6:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 800 SF / 4
Restrooms: 2
Office HVAC: AC Only
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 600 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Outlying Los Angeles
APN#: 6045-018-033

Listing Company: Dorin Realty Company
Agents: [Mark Whitman 213-627-0007](mailto:mwhitman@dorinrealty.com)
Listing #: 43556075
Listing Date: 10/16/2025
Notes: Space heater in warehouse. All details must be verified. Zoning is SP-Light Manufacturing.

FTCF: AP250Y175S000



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