

Available SF 9,746 SF

Industrial For Lease & For Sale

Building Size 9,746 SF



**Address:** 5701-5709 San Pedro St, Los Angeles, CA 90011

**Cross Streets:** San Pedro St/57th St

Excellent Multi-Purpose Facility For a Variety of Uses  
 Completely Renovated  
 New Electrical Service & Energy Efficient Lighting  
 20' Clear Southerly Section + Gas Meter  
 Located Just East of 110 Freeway - Slauson Ave Ramps  
 With Great Proximity to Downtown Los Angeles

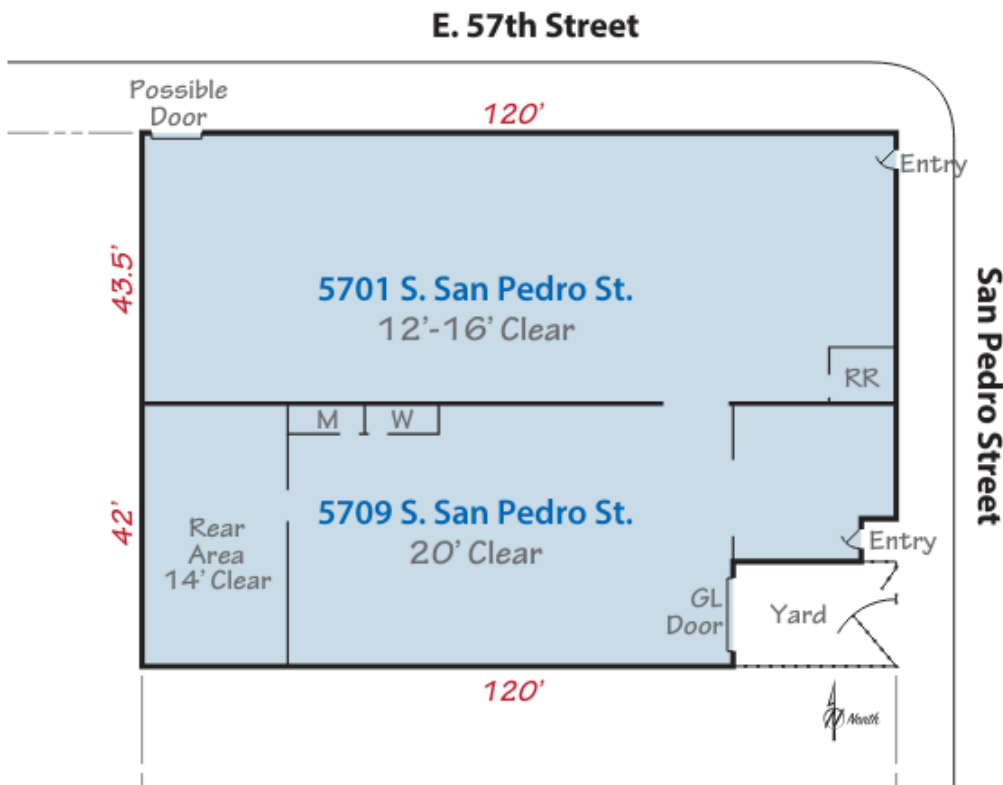
<b>Lease Rate/Mo:</b>	\$7,699	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	0 SF / 0
<b>Lease Rate/SF:</b>	\$0.79	<b>Clear Height:</b>	12'-20'	<b>Restrooms:</b>	3
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1 / 10'x12'	<b>Office HVAC:</b>	None
<b>Available SF:</b>	9,746 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	4,586 SF	<b>A: 400 V: 240/240 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	0.24 Ac / 10,285 SF	<b>Construction Type:</b>	Concrete	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1947R68	<b>Include In Available:</b>	No
<b>Sale Price:</b>	\$1,995,000.00	<b>Whse HVAC:</b>	Yes	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	\$204.70	<b>Parking Spaces: 2 / Ratio: 0.2:1/</b>		<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Paved	<b>Specific Use:</b>	Light Industrial	<b>Market/Submarket:</b>	Outlying Los Angeles
<b>Zoning:</b>	M1-1-CPIO			<b>APN#:</b>	5101020001,5101020002
<b>Listing Company:</b>	Dorin Realty Company				
<b>Agents:</b>	<a href="mailto:MarkWhitman@dorinrealty.com">Mark Whitman 213-627-0007</a>				
<b>Listing #:</b>	40605508	<b>Listing Date:</b>	06/20/2024	<b>FTCF:</b>	CB250N000S300
<b>Notes:</b>	12'-16' clear in 5701. All details must be verified.				


**Mark Whitman**  
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 213-627-0007

## 5701-5709 S. San Pedro Street Los Angeles, CA 90011

### FOR SALE or LEASE

9,746 Sq. Ft. Industrial Building



 **DORIN REALTY COMPANY, INC.**  
Lic. No. 00531646

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[www.dorinrealty.com](http://www.dorinrealty.com)

The information contained herein is from sources we believe to be reliable but, we do not guarantee its accuracy. All measurements & dimensions are approximations and are not to scale. Clients are encouraged to verify their accuracy.

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