

FOR LEASE
S ALAMEDA 8440-8530 STREET

UNINCORPORATED LA COUNTY & SOUTH GATE

±423,361 SF OF LAND

**DIVISIBLE TO
30,000 SF LAND**



FOR LEASE
S ALAMEDA 8440-8530 STREET
UNINCORPORATED LA COUNTY & SOUTH GATE

±9.71 ACRES

TWO PARCELS - TOTALING ±423,361 SF

8440 S ALAMEDA ST
UNINCORPORATED LA, CA 90001

- ±2.94 Acres (±128,136 SF)
- Unincorporated LA County
- Zoned M2
- APN: 6202-036-004

8530 S ALAMEDA ST
SOUTH GATE, CA 90280

- ±6.78 Acres (±295,225 SF)
- City of South Gate
- Zoned IF (Industrial Flex)
- APN: 6202-036-003

PROPERTY HIGHLIGHTS

- Divisible to 1 Acre, 3 Acres and 6 Acres
- 20 Miles to Ports of Los Angeles/ Long Beach
- Excellent Central LA County Location
- Call Broker Regarding Future Build-to-Suit Opportunities

PRICING SUMMARY:

LEASE RATE ▶ \$0.55 PSF PER MONTH GROSS ON THE LAND

Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution or waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to lease execution or waiver of buyer contingencies and have their Attorney review any Lease or Purchase Contract prior to execution.

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PROPERTY AERIAL



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PORTS OF LONG BEACH AND LOS ANGELES



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PROPERTY AERIAL

DOWNTOWN LOS ANGELES

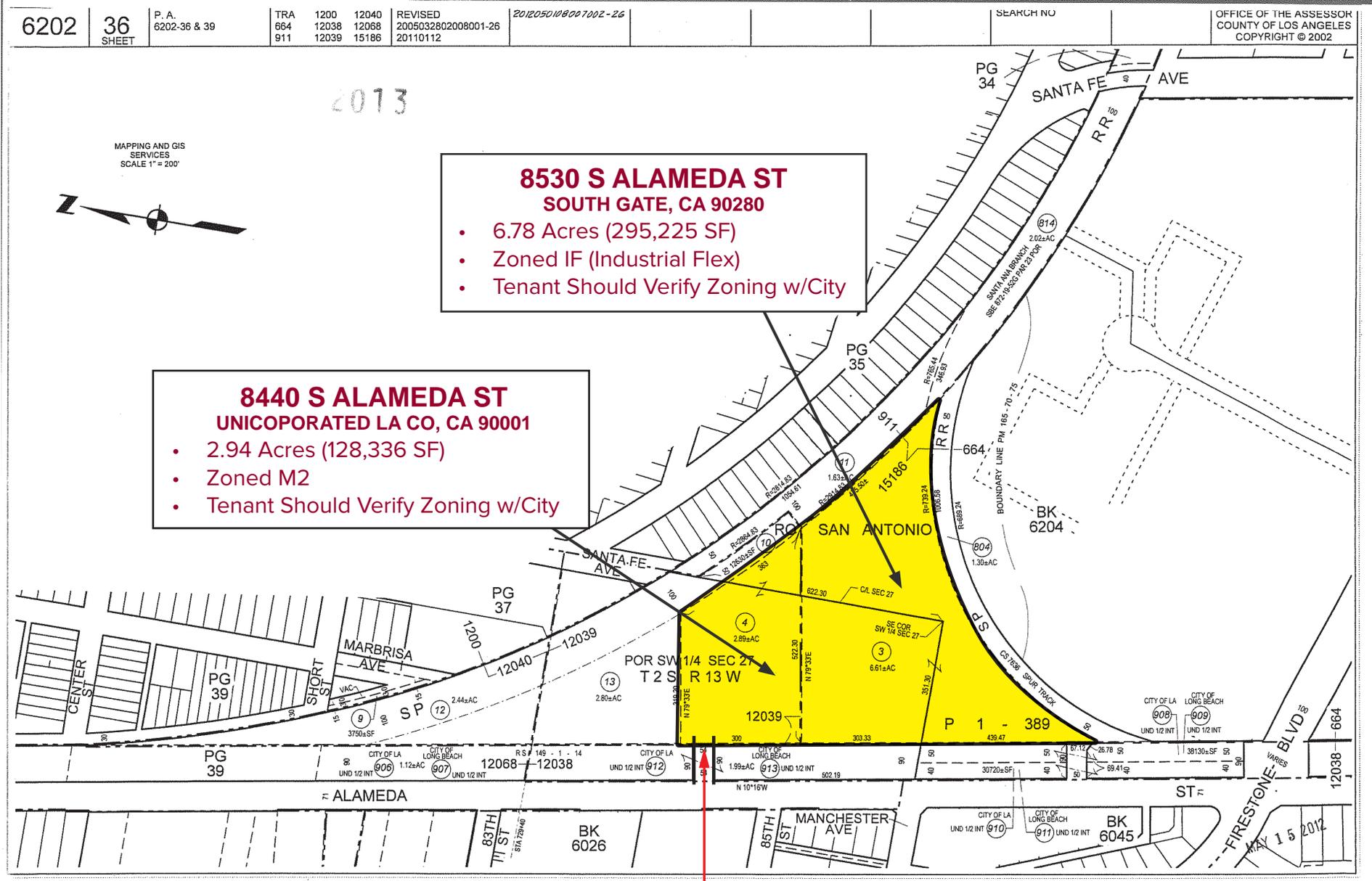


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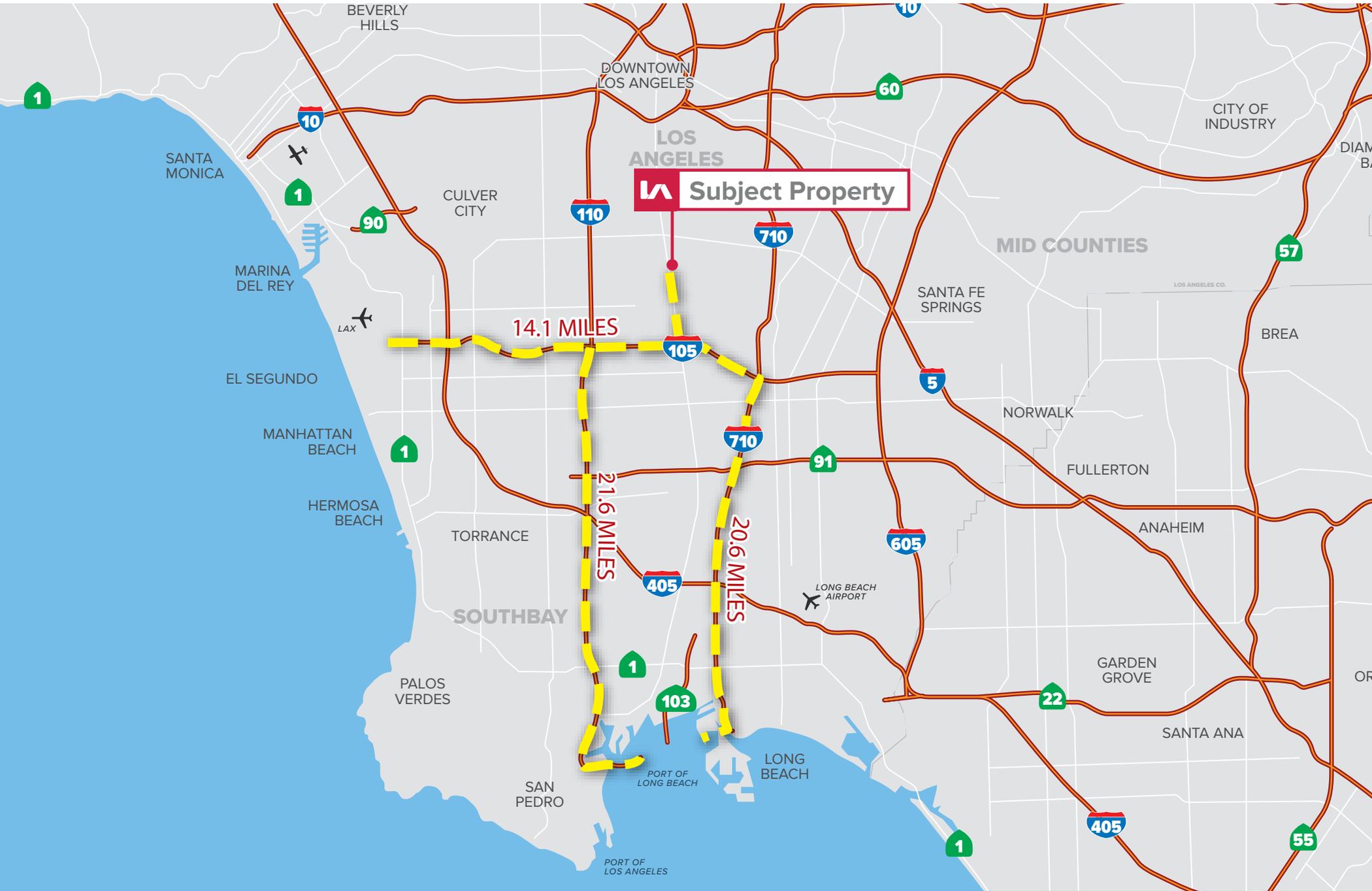
PROPERTY AERIAL





ACCESS

FOR LEASE ±423,361 SF OF LAND



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

FOR LEASE

S ALAMEDA

8440-8530

STREET

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FOR MORE INFORMATION, PLEASE CONTACT US

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