

FOR SALE

FOUR BUILDING PORTFOLIO
±81,706 SF INDUSTRIAL BUILDINGS
ON ±101,256 SF OF LAND

SALE PRICE: \$15,524,140 (\$190/SF)



6920-7020 STANFORD AVE | LOS ANGELES | CA 90001

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

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First Time on
the Market



Four Building Portfolio
Separately Metered



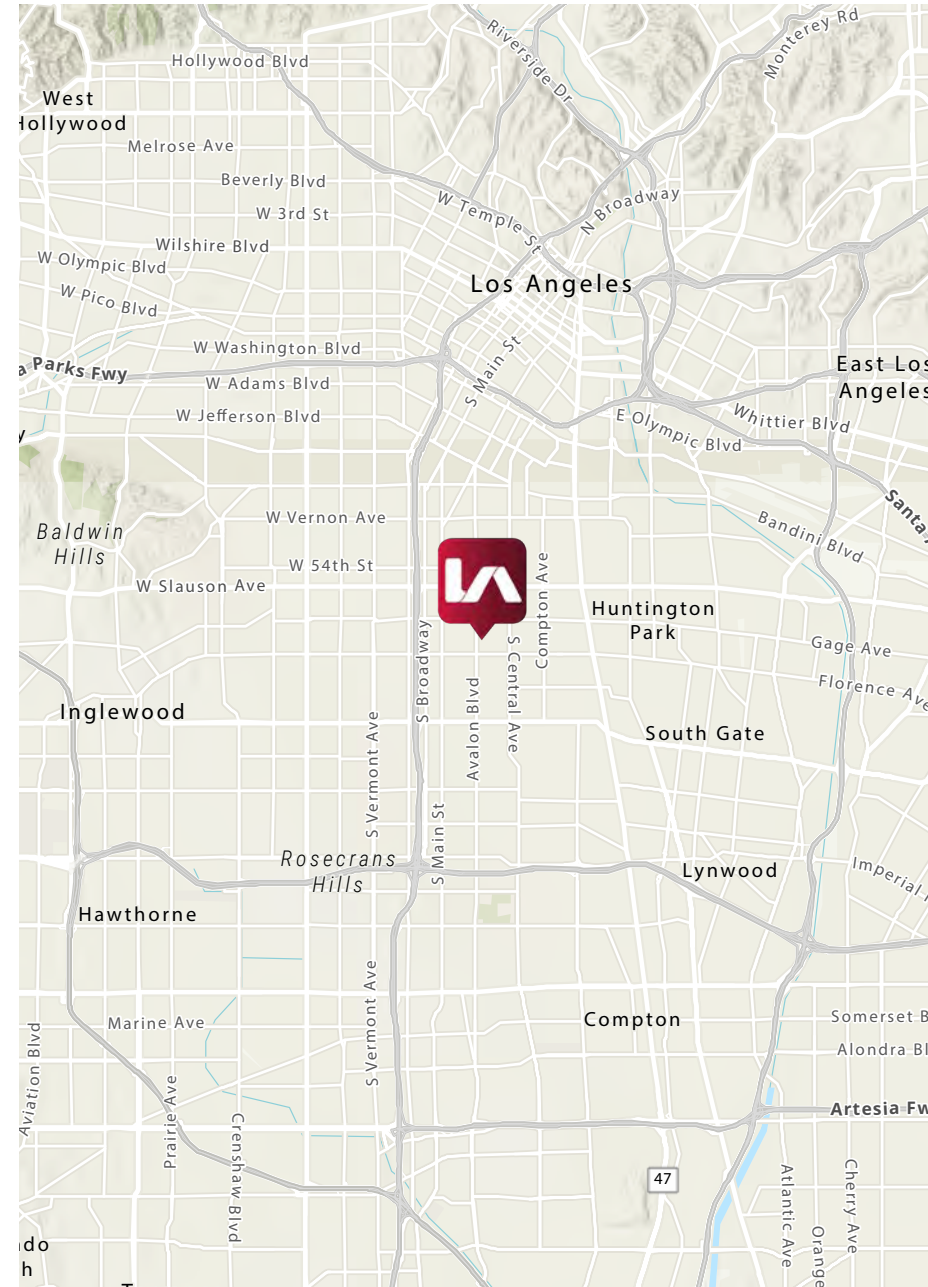
South Los Angeles
Industrial Tract



Brick/Tilt-Wall

PROPERTY INFORMATION

Available SF	±81,706	GL Doors	5
Clear Height	16' - 21'	DH Doors	N/A
Sprinklered	Yes	Construction Type	Brick/Tilt-Wall
Prop Lot Size	±101,256 SF	Year Built	1937, 1948, 1976, 1991
Yard	Fenced/Paved	Specific Use	Warehouse/Manufacturing
Restrooms	8	Warehouse AC	No
Parking Spaces	40	Zoning	MR2-1
Rail Service	No	Market/Submarket	Outlying Los Angeles
		APN	6007-016-015, 016, 017, 018



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PROPERTY INFORMATION

Available SF	±18,300	GL Doors	1
Clear Height	20'	DH Doors	No
Sprinklered	Yes	Construction Type	Tilt-Wall
Prop Lot Size	±22,500 SF	Year Built	1991
Yard	Yes	Specific Use	Warehouse/ Manufacturing
Restrooms	2	Warehouse AC	No
Office SF	±1,300	Zoning	MR2-1
Parking Spaces	10	Market/Submarket	Outlying Los Angeles
Rail Service	No	APN	6007-016-015
Leased Until	7/31/28	Power	A: 600 V: 240 O: 3 W: 4



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PROPERTY INFORMATION

Available SF	±10,050	GL Doors	1
Clear Height	16'	DH Doors	0
Sprinklered	Yes	Construction Type	Brick
Prop Lot Size	±11,252 SF	Year Built	1948
Yard	No	Specific Use	Warehouse/ Manufacturing
Restrooms	2	Warehouse AC	No
Office SF	±2,204	Zoning	MR2-1
Parking Spaces	4 (In Street)	Market/Submarket	Outlying Los Angeles
Rail Service	No	APN	6007-016-016
Leased Until	10/31/2029	Power	A: 400 V: 240 O: 3 W: 4



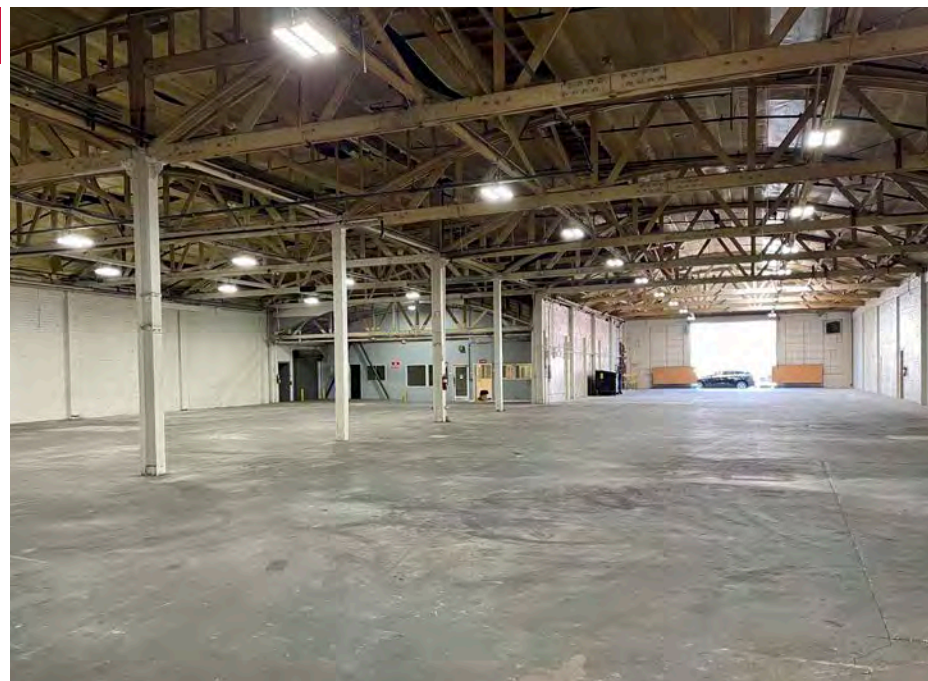
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PROPERTY INFORMATION

Available SF	±20,200	GL Doors	1
Clear Height	16'	DH Doors	0
Sprinklered	Yes	Construction Type	Brick
Prop Lot Size	±22,503 SF	Year Built	1937
Yard	No	Specific Use	Warehouse/ Office
Restrooms	2	Warehouse AC	No
Office SF	±3,000	Zoning	MR2-1
Parking Spaces	6 (In Street)	Market/Submarket	Outlying Los Angeles
Rail Service	No	APN	6007-016-017
Leased Until	9/30/2025	Power	A: 800 V: 480 O: 3 W: 4



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PROPERTY INFORMATION

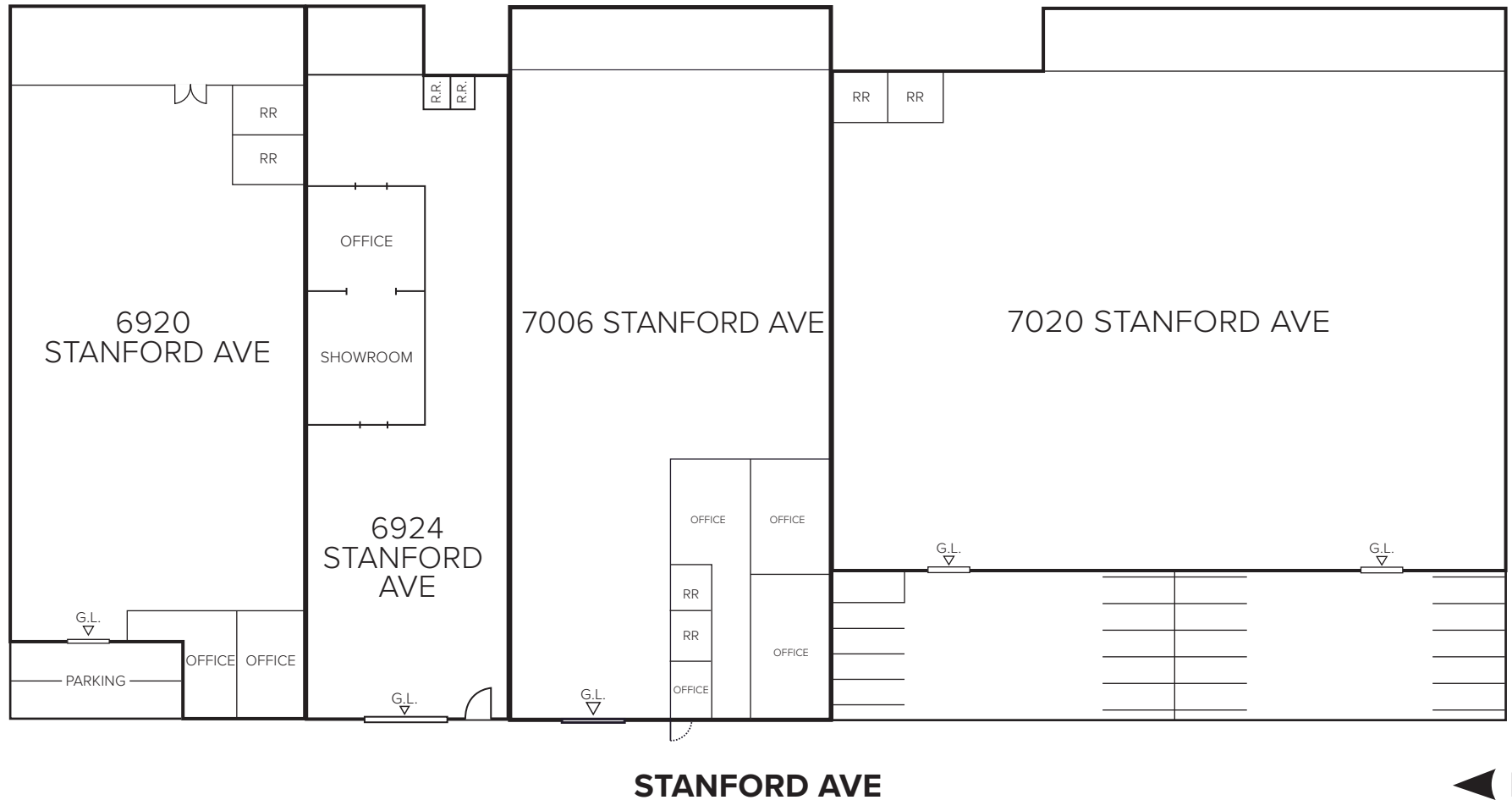
Available SF	±33,156	GL Doors	2
Clear Height	21'	DH Doors	0
Sprinklered	Yes	Construction Type	Tilt-Wall
Prop Lot Size	±45,002 SF	Year Built	1976
Yard	Fenced/Paved	Specific Use	Warehouse/ Distribution
Restrooms	2	Warehouse AC	No
Office SF	0	Zoning	MR2-1
Parking Spaces	20	Market/Submarket	Outlying Los Angeles
Rail Service	No	APN	6007-016-018
Leased Until	9/30/2025	Power	A: 600 V: 240 O: 3 W: 4



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SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

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Buyer should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Buyer intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Buyer deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Buyer utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Buyer obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies. Seller to verify all tax implications of the sale with the accountant or attorney of their choice.