

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
Secured Fenced/Paved 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: \$7,715
Lease Rate/SF: \$0.59
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: 13
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

FTCF: AP250Y175S000

Notes: Space heater in warehouse. All details must be verified. Zoning is SP-Light Manufacturing.



Mark Whitman
mwhitman@dorinrealty.com
213-627-0007

8830-32 Miner Street, Los Angeles, CA 90002



Contact exclusive agent:

Mark Whitman

Lic. No. 00918875

mwhitman@dorinrealty.com

213-627-0007 Ext 124

4555 Pacific Blvd., Vernon, CA 90058-2207

Industrial and Commercial Real Estate Specialists

Since 1959

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.



Mark Whitman

mwhitman@dorinrealty.com

213-627-0007