

Available SF 52,450 SF

Industrial For Lease

Building Size 52,450 SF



**Address:**

3383 E Gage Ave, Huntington Park, CA 90255

**Cross Streets:**

Bissell St/E Gage Ave

Fully Renovated Facility for A Variety of Mfg, Distribution & Creative Business  
Beautiful Interior, Wood Truss Roof System w/ Good Nat Light  
Heavy Well Distributed Power, Sprinklered, Big Drive in Doors  
±44,000 SF Rear Paved Storage Yard Avail @ Additional Price

**Lease Rate/Mo:** \$39,338  
**Lease Rate/SF:** \$0.75  
**Lease Type:** Gross  
**Available SF:** 52,450 SF  
**Minimum SF:** 52,450 SF  
**Prop Lot Size:** 1.99 Ac / 86,535 SF  
**Term:** 3-5 Years w/ Periodic COLA's  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** MPD

**Sprinklered:** Yes  
**Clear Height:** 17'-28'  
**GL Doors/Dim:** 3 / 16'x13', 14'x11', 19'x11'  
**DH Doors/Dim:** 0  
**A: 1600 V: 440 O: 3 W: 3**  
**Construction Type:** STEEL WOOD UPPER  
**Const Status/Year Blt:** Existing / 1944  
**Whse HVAC:** No  
**Parking Spaces: 52 / Ratio: 1.0:1**  
**Rail Service:** No  
**Specific Use:** Manufacturing

**Office SF / #:** 7,950 SF / 10  
**Restrooms:** 5  
**Office HVAC:** AC Only  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Commerce/Vernon  
**APN#:** 6319021005

**Listing Company:** Dorin Realty Company

**Agents:** [Mark Whitman 213-627-0007](mailto:mwhitman@dorinrealty.com)

**Listing #:** 42815708

**Listing Date:** 06/19/2025

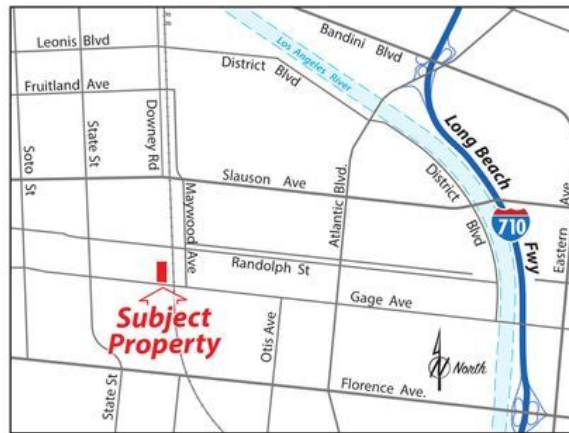
**FTCF:** CB000N000S000

**Notes:** Call broker for commission information. All details must be verified. 2 inch gas line to property.



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

**3383 East Gage Ave.**  
**Huntington Park, CA 90255**  
**52,450 S.F. Industrial/Creative Facility**



Contact exclusive agent:

**Mark Whitman**

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**213-627-0007 Ext 124**

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Industrial and Commercial Real Estate Specialists

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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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