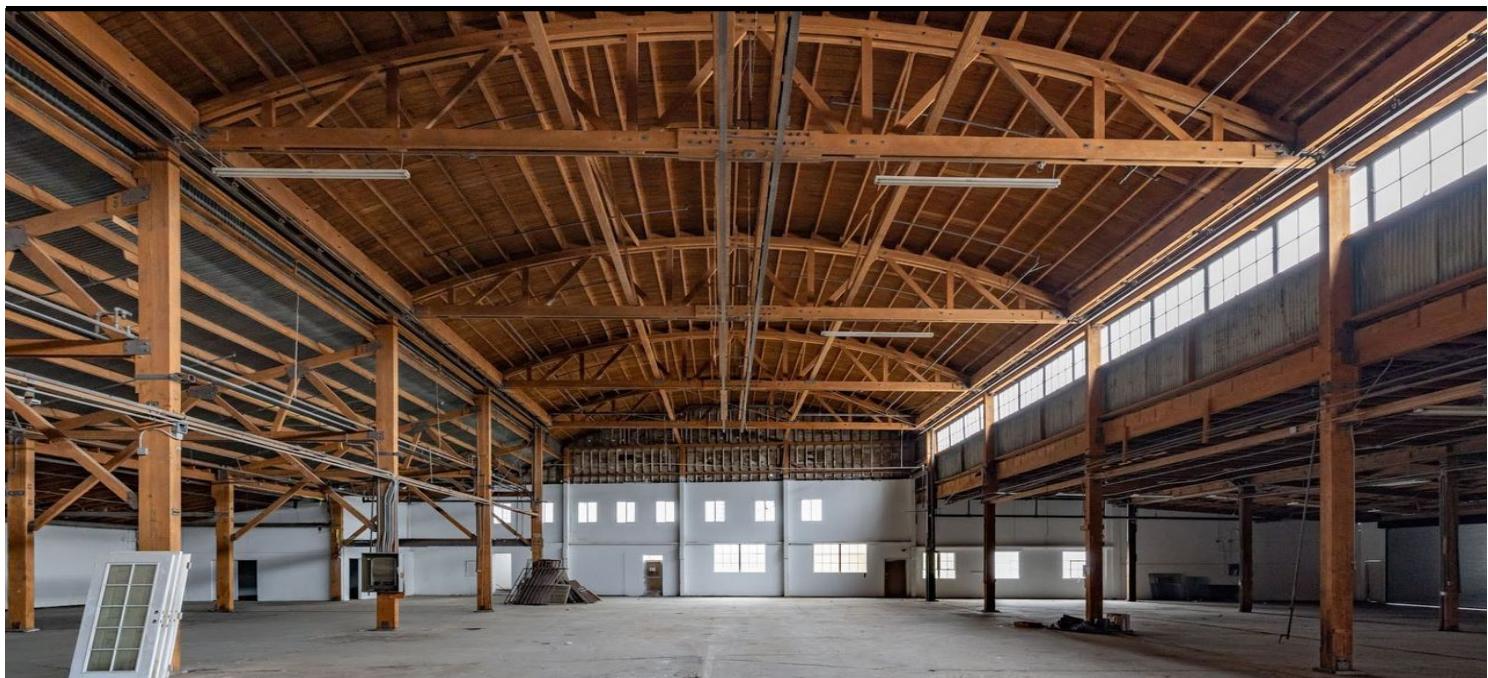


Available SF 52,450 SF

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

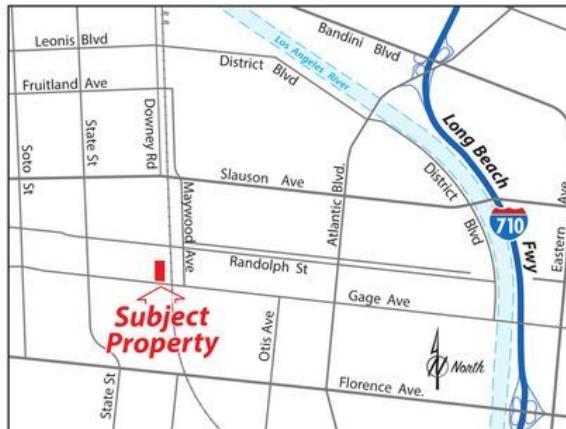
Lease Rate/Mo:	\$39,338	Sprinklered:	Yes	Office SF / #:	7,950 SF / 10
Lease Rate/SF:	\$0.75	Clear Height:	17'-28'	Restrooms:	5
Lease Type:	Gross	GL Doors/Dim:	3 / 16'x13', 14'x11', 19'x11'	Office HVAC:	AC Only
Available SF:	52,450 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	52,450 SF	A: 1600 V: 440 O: 3 W: 3		Include In Available:	No
Prop Lot Size:	1.99 Ac / 86,535 SF	Construction Type:	STEEL WOOD UPPER	Unfinished Mezz:	0 SF
Term:	3-5 Years w/ Periodic COLA's	Const Status/Year Blt:	Existing / 1944	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 52	/ Ratio: 1.0:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Manufacturing	Market/Submarket:	Commerce/Vernon
Zoning:	MPD			APN#:	6319021005

Listing Company: Dorin Realty Company[Mark Whitman 213-627-0007](#)**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
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.



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