

Available SF 4,080 SF

Industrial For Sale

Building Size 4,080 SF



Address: 7822 Salt Lake Ave, Cudahy, CA 90201

Cross Streets: Salt Lake Ave/Olive St

Outstanding Multi-Purpose Facility With Great Amenities
Possible Community Center / Non-Profit Etc.* Rear Fenced Yard
Former Food Processing Still in Great Condition
±1,700 SF of Well Appointed Office With Conference Room,
Kitchenette and Lounge * Temperature Control Maybe possible
Confirm Uses With City of Cudahy

Sale Price: \$838,000.00
Sale Price/SF: \$205.39
Available SF: 4,080 SF
Prop Lot Size: 0.16 Ac / 7,044 SF
Taxes:
Yard: Fenced/Paved
Zoning: LDR

Sprinklered: No
Clear Height: 12' - 18'
GL Doors/Dim: 1 / 12'x12'
DH Doors/Dim: 0
A: 300 V: 240 O: 3 W: 3
Construction Type: Masonry
Const Status/Year Blt: Existing / 1952

Office SF / #: 1,700 SF
Restrooms: 2
Office HVAC:
Finished Ofc Mezz: 200 SF
Include In Available: No
Unfinished Mezz: 269 SF
Include In Available: No
Possession: COE
Vacant: N/A
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6225026006

Whse HVAC:
Parking Spaces: 6 / Ratio: 1.5:1
Rail Service: No
Specific Use: Warehouse/Office

Listing Company: Dorin Realty Company
Agents: [Mark Whitman 213-627-0007](mailto:MarkWhitman@DorinRealty.com)

Listing #: 41087058

Listing Date: 09/17/2024

FTCF: CB000N000S250

Notes: Big Gas Line. Incandescent lighting. 2nd construction: Metal. Bonus mezzanine lab. 896 SF Processing room with hood. All details must be verified.

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