

FOR SALE

10536-10600 Dolores Ave
South Gate, CA 90280

±6,480 SF of Industrial Buildings

WILFORD AVE

DOLORES AVE

PROPERTY DETAILS

- > Building Size: ±6,480 SF
- > Land Size: ±10,085 SF
- > Year Built: 1947-1952
- > Construction Type: Metal
- > Ground Level Doors: 4
- > Clear Height: 12' - 14'
- > Zoning: ML

PROPERTY HIGHLIGHTS

- > Two Individual Warehouses Leased to MTM Tenants
- > Owner User or Investment
- > Immediate Access to 105 Fwy & Alameda Corridor
- > Small Private Yard

PRICING SUMMARY

- > Sale Price: \$1,390,000 (\$214 PSF)
- > \$695,000 Each Building

**CAN BE SOLD TOGETHER
OR SEPERATELY**

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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Tenants should consult with their independent advisors to determine if the property is suitable for their needs.

FOR SALE

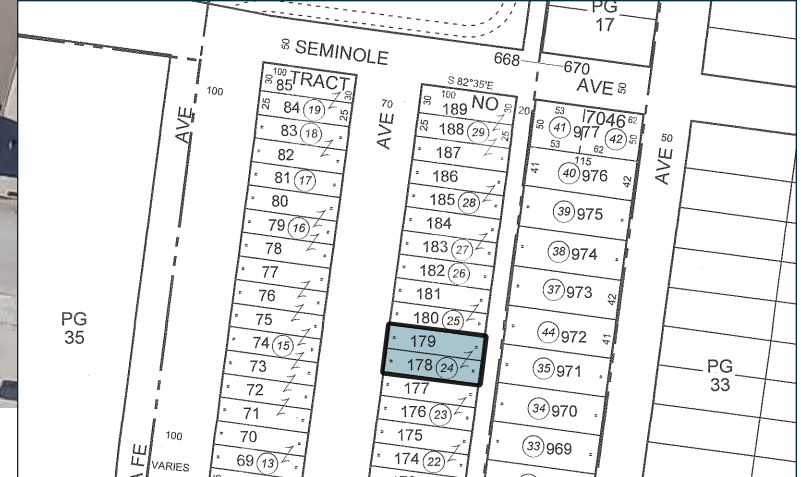
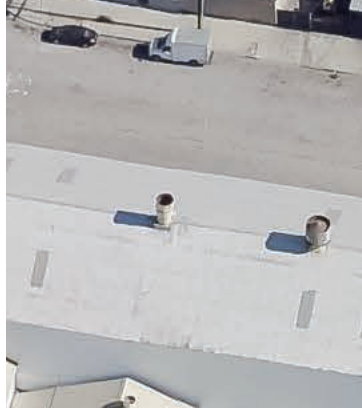
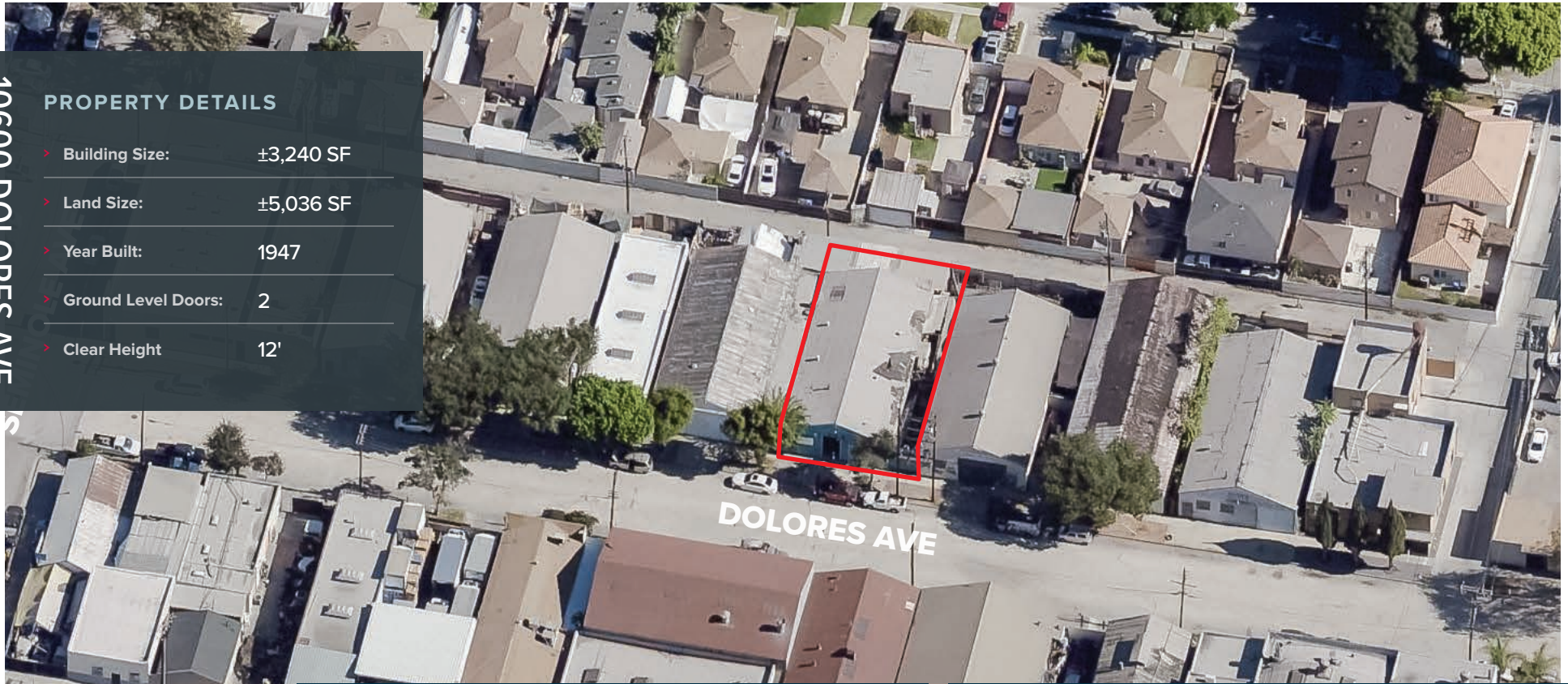
10536-10600 Dolores Ave

±6,480 SF OF INDUSTRIAL BUILDINGS

10600 DOLORES AVE

PROPERTY DETAILS

- Building Size: ±3,240 SF
- Land Size: ±5,036 SF
- Year Built: 1947
- Ground Level Doors: 2
- Clear Height: 12'



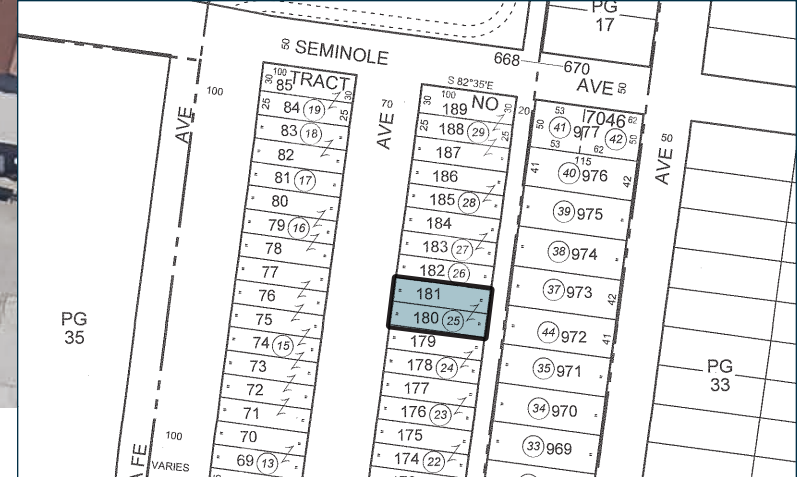
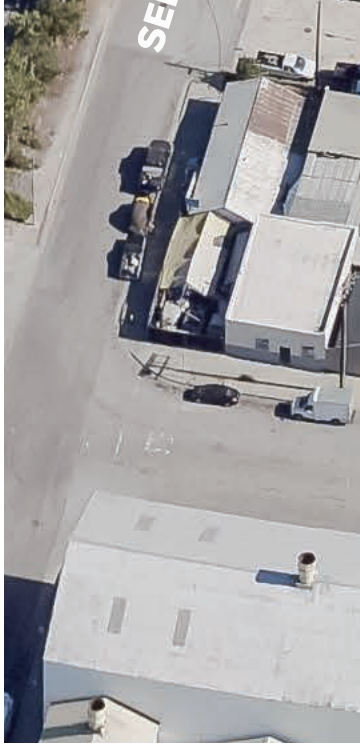
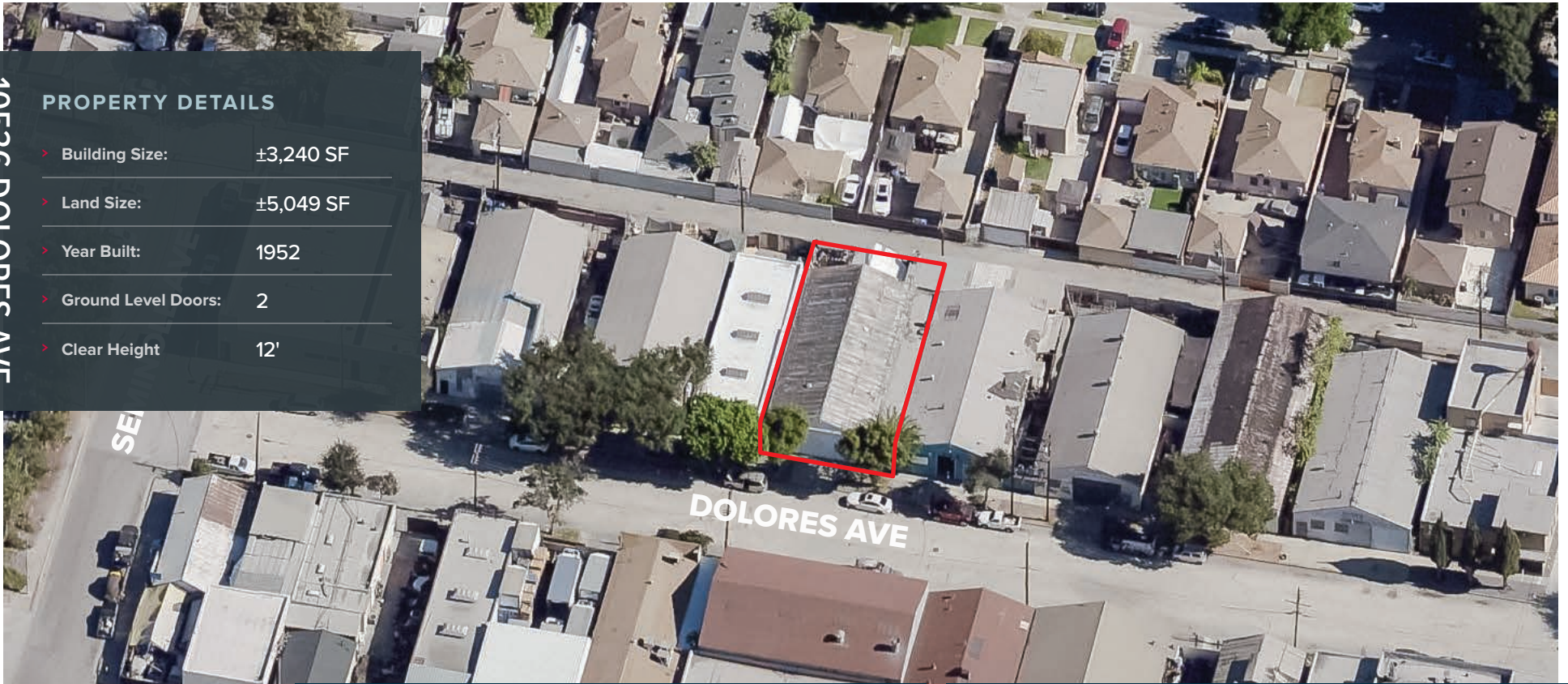
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10536 DOLORES AVE

PROPERTY DETAILS

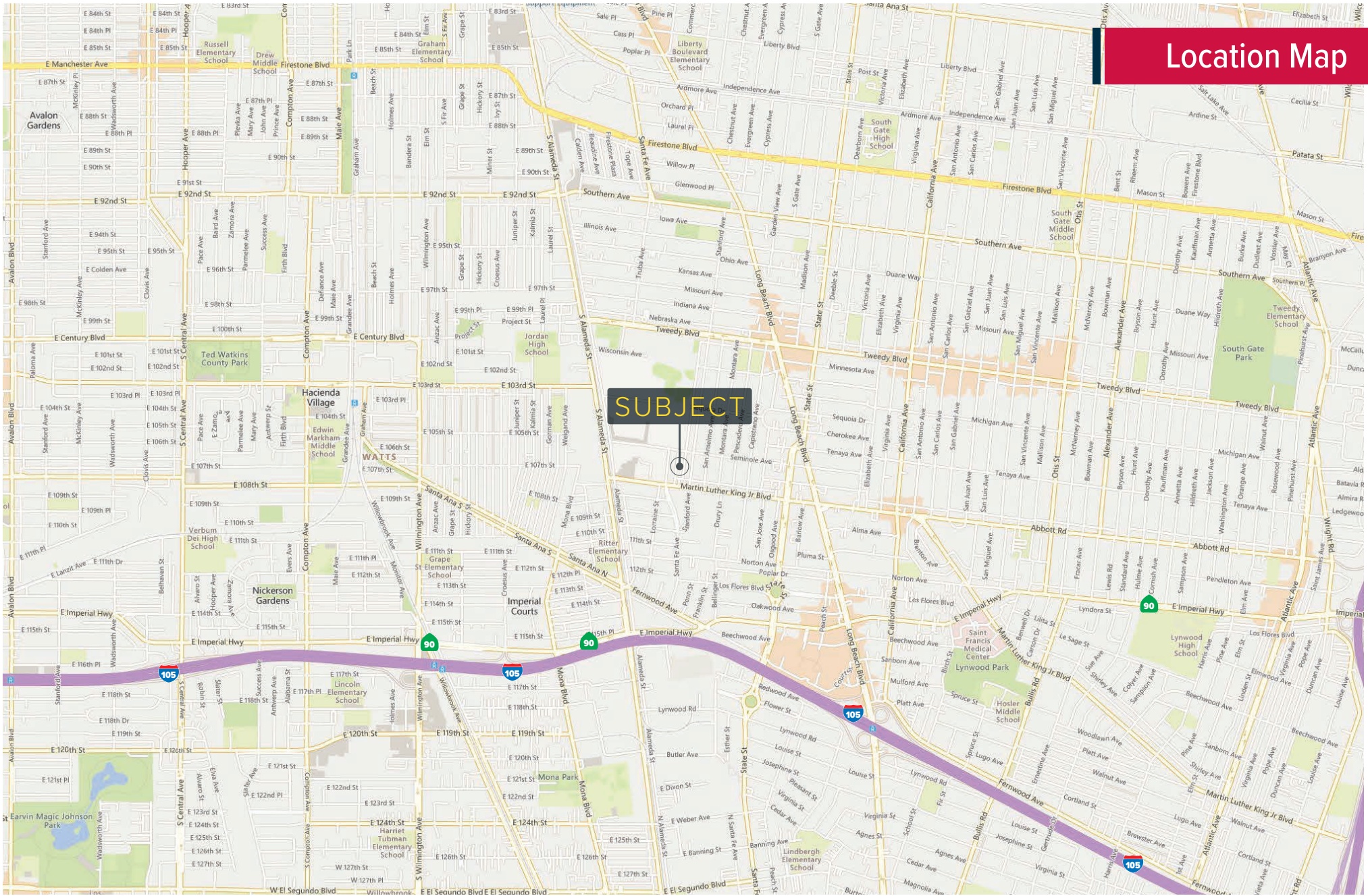
- ▶ Building Size: ±3,240 SF
- ▶ Land Size: ±5,049 SF
- ▶ Year Built: 1952
- ▶ Ground Level Doors: 2
- ▶ Clear Height: 12'



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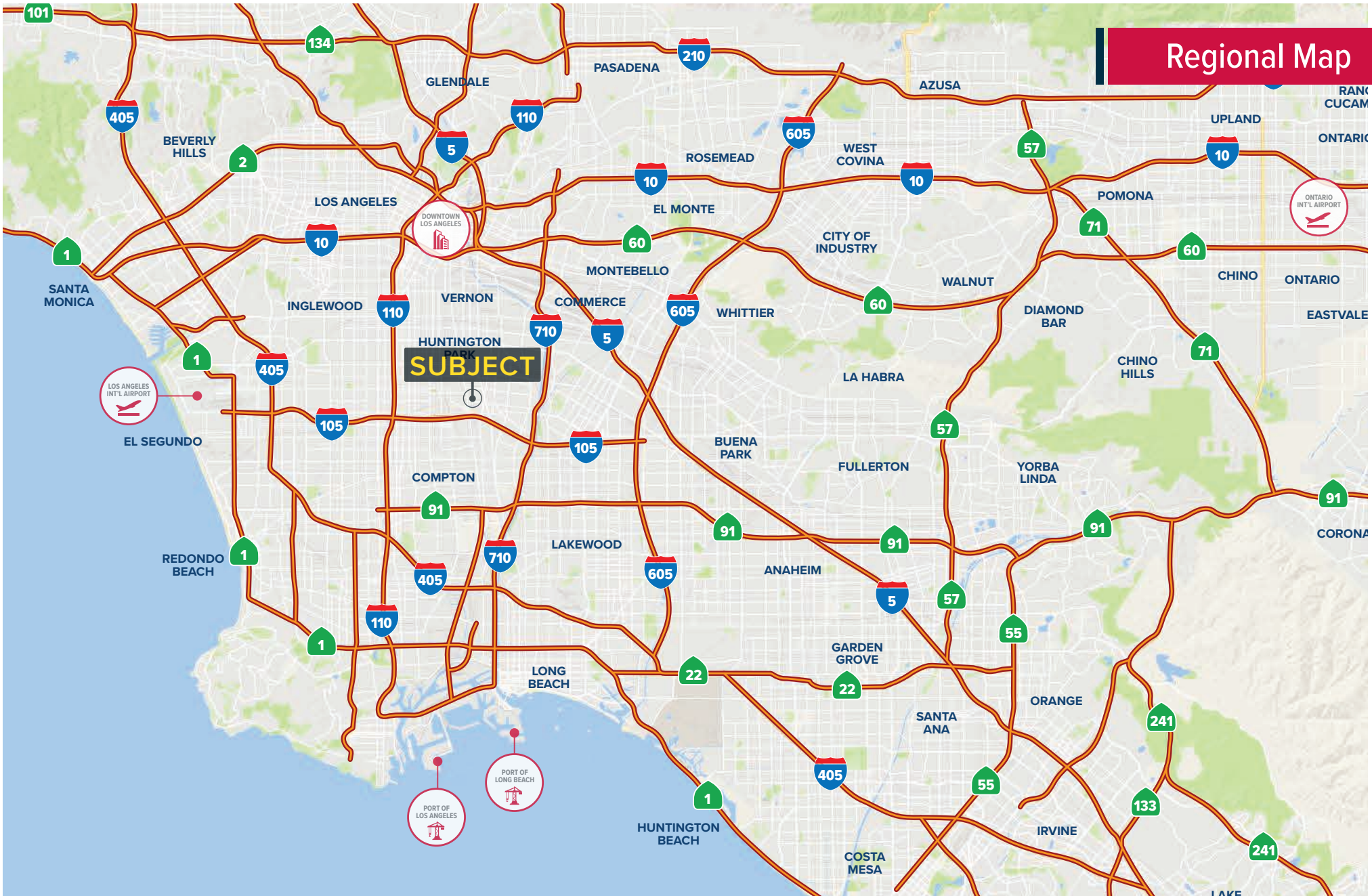
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Location Map



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